



This is a digital copy of a book that was preserved for generations on library shelves before it was carefully scanned by Google as part of a project to make the world's books discoverable online.

It has survived long enough for the copyright to expire and the book to enter the public domain. A public domain book is one that was never subject to copyright or whose legal copyright term has expired. Whether a book is in the public domain may vary country to country. Public domain books are our gateways to the past, representing a wealth of history, culture and knowledge that's often difficult to discover.

Marks, notations and other marginalia present in the original volume will appear in this file - a reminder of this book's long journey from the publisher to a library and finally to you.

Usage guidelines

Google is proud to partner with libraries to digitize public domain materials and make them widely accessible. Public domain books belong to the public and we are merely their custodians. Nevertheless, this work is expensive, so in order to keep providing this resource, we have taken steps to prevent abuse by commercial parties, including placing technical restrictions on automated querying.

We also ask that you:

- + *Make non-commercial use of the files* We designed Google Book Search for use by individuals, and we request that you use these files for personal, non-commercial purposes.
- + *Refrain from automated querying* Do not send automated queries of any sort to Google's system: If you are conducting research on machine translation, optical character recognition or other areas where access to a large amount of text is helpful, please contact us. We encourage the use of public domain materials for these purposes and may be able to help.
- + *Maintain attribution* The Google "watermark" you see on each file is essential for informing people about this project and helping them find additional materials through Google Book Search. Please do not remove it.
- + *Keep it legal* Whatever your use, remember that you are responsible for ensuring that what you are doing is legal. Do not assume that just because we believe a book is in the public domain for users in the United States, that the work is also in the public domain for users in other countries. Whether a book is still in copyright varies from country to country, and we can't offer guidance on whether any specific use of any specific book is allowed. Please do not assume that a book's appearance in Google Book Search means it can be used in any manner anywhere in the world. Copyright infringement liability can be quite severe.

About Google Book Search

Google's mission is to organize the world's information and to make it universally accessible and useful. Google Book Search helps readers discover the world's books while helping authors and publishers reach new audiences. You can search through the full text of this book on the web at <http://books.google.com/>



GODFREY LOWELL CABOT SCIENCE LIBRARY
of the Harvard College Library

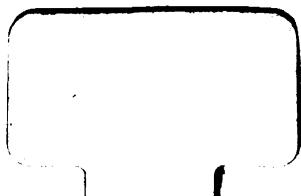
This book is

FRAGILE

and circulates only with permission.

Please handle with care
and consult a staff member
before photocopying.

Thanks for your help in preserving
Harvard's library collections.



OFFICIAL REPORT.

FOURTH ANNUAL CONVENTION

OF

THE NATIONAL ASSOCIATION OF BUILDERS

OF THE

UNITED STATES OF AMERICA.

HELD AT ST. PAUL, MINN.,

JANUARY 27TH, 28TH, AND 29TH, 1890.

BOSTON:

ALFRED MUDGE & SON, PRINTERS,

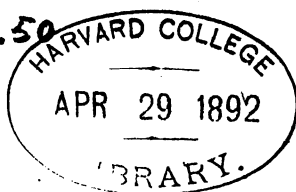
NO. 24 FRANKLIN STREET.

1890.

~~H. 3142~~

~~FA 1530.1~~

Eng 450.50



Wm. H. Sayward,
Secy.

OFFICERS AND DIRECTORS

OF

THE NATIONAL ASSOCIATION OF BUILDERS

ELECTED AT

THE FOURTH ANNUAL CONVENTION,

HELD AT

ST. PAUL - - - - - MINNESOTA,

January 27th, 28th, and 29th, 1890.

PRESIDENT.

JOHN J. TUCKER 37 West 12th Street, New York.

FIRST VICE-PRESIDENT.

ARTHUR McALLISTER 20 Newton Street, Cleveland, Ohio.

SECOND VICE-PRESIDENT.

ANTHONY ITTNER 9 North Seventh St., St. Louis, Mo.

SECRETARY.

WM. H. SAYWARD 164 Devonshire Street, Boston, Mass.

TREASURER.

GEORGE TAPPER 159 La Salle Street, Chicago, Ill.

DIRECTORS.

E. L. BARTLETT, Baltimore, Md.
 L. P. SOULE, Boston, Mass.
 F. J. ASHFIELD, Brooklyn, N. Y.
 JAMES BOLAND, Buffalo, N. Y.
 D. A. J. SULLIVAN, Charleston, S. C.
 GEORGE C. PRUSSING, Chicago, Ill.
 LAWRENCE GRACE, Cincinnati, Ohio.
 R. H. JENKS, Cleveland, Ohio.
 G. F. LEDUE, Denver, Col.
 W. J. STAPLETON, Detroit, Mich.
 GEORGE C. ZWERK, East Saginaw, Mich.
 H. E. DORAN, Grand Rapids, Mich.
 JAMES E. SHOVER, Indianapolis, Ind.
 WM. A. KELLY, Kansas City, Mo.
 JAMES W. BENNETT, Lowell, Mass.
 THOMAS ARMSTRONG, Louisville, Ky.
 CLIFFORD CHASE, Milwaukee, Wis.
 BARCLAY COOPER, Minneapolis, Minn.

MARC EIDLITZ, New York, N. Y.
 RICHARD SMITH, Omaha, Neb.
 —, Peoria, Ill.
 WM. HARKNESS, Jr., Philadelphia, Pa.
 J. S. HUDSON, Providence, R. I.
 A. D. SMITH, Portland, Me.
 T. J. HAMILTON, Pittsburg, Pa.
 W. H. GORSLINE, Rochester, N. Y.
 FRANK CLARK, Sioux City, Ia.
 JOHN DeCLUE, St. Joseph, Mo.
 T. J. KELLY, St. Louis, Mo.
 M. G. CRAIG, St. Paul, Minn.
 JOHN MOORE, Syracuse, N. Y.
 THOS J. KING, Washington, D. C.
 —, Wheeling, W. Va.
 ARCHIBALD S. REED, Wilmington, Del.
 H. W. EDDY, Worcester, Mass.

STANDING COMMITTEES.

ARBITRATION COMMITTEE.

J. MILTON BLAIR	Cincinnati, Ohio.
ANTHONY ITTNER	St. Louis, Mo.
GEO. C. PRUSSING	Chicago, Ill.
MARC EIDLITZ	New York, N. Y.
DAVID A. WOELPPER	Philadelphia, Pa.

LEGISLATIVE COMMITTEE.

WM. HARKNESS, JR.	Philadelphia, Pa.
JAMES BOLAND	Buffalo, N. Y.
WM. A. KELLY	Kansas City, Mo.

COMMITTEE ON RESOLUTIONS.

W. J. STAPLETON	Detroit, Mich.
D. J. HAMILTON	Pittsburg, Pa.
JOHN DeCLUE	St. Joseph, Mo.

SUBCONTRACTING COMMITTEE.

JAMES A. MILLER	Chicago, Ill.
STACY REEVES	Philadelphia, Pa.
W. A. KELLY	Kansas City, Mo.
SAMUEL FARQUHAR	Boston, Mass.
ABRAHAM RASNER	Pittsburg, Pa.

COMMITTEE ON STATISTICS.

W. H. GORSLINE	Rochester, N. Y.
H. W. EDDY	Worcester, Mass.
BARCLAY COOPER	Minneapolis, Minn.

COMMITTEE ON UNIFORM CONTRACTS.

GEO. C. PRUSSING	Chicago, Ill.
A. McALLISTER	Cleveland, Ohio.
MARC EIDLITZ	New York, N. Y.

COMMITTEE ON BUILDERS' SURETY COMPANY.

A. McALLISTER, <i>Chairman</i>	Cleveland, Ohio.
GEO. C. PRUSSING	Chicago, Ill.
J. MILTON BLAIR	Cincinnati, Ohio.
EDWARD E. SCRIBNER	St. Paul, Minn.
JOHN J. TUCKER	New York, N. Y.
JOHN S. STEVENS	Philadelphia, Pa.
WILLIAM H. SAYWARD	Boston, Mass.

PROCEEDINGS
OF THE
FOURTH ANNUAL CONVENTION
OF
THE NATIONAL ASSOCIATION OF BUILDERS.

FIRST DAY.—MORNING SESSION.

THE Fourth Annual Convention of the National Association of Builders was called to order at 10.30 o'clock, Monday morning, Jan. 27, 1890, at the Chamber of Commerce building in St. Paul, Minn., by Edward E. Scribner, Esq., of St. Paul, President.

The proceedings were opened by prayer by the Rev. Dr. S. G. Smith, of St. Paul.

THE PRESIDENT.—Those of our delegates who at the close of the Chicago Convention made a short visit to St. Paul will remember, and be glad, I am sure, to renew their acquaintance with our then (as now) mayor of the city of St. Paul, the Hon. R. A. Smith. And, by the way, although our Convention has just been opened with prayer by my friend and pastor, Dr. S. G. Smith, and you are about to be addressed by Mayor Smith, we beg to assure you that not all of our greatest and best men are named "Smith." You will now be addressed by his Honor the Mayor:—

MAYOR ROBERT A. SMITH.—We assure you, gentlemen, that we feel greatly honored in your selecting this city for the convening of the National Association of Builders, representing, as you do, most, if not all, of the important cities of this country. You, gentlemen, are from and of the people, and have entered the list with other professions and trades in the race for fortune, and by your energy and ability have succeeded. No class of our citizens is more familiar with the intimate relations of capital and labor than you are, for the reason that you are practical business men.

We are informed that you will discuss the question of shorter hours of labor, and that you hope to reach some definite conclusion in regard to that important matter. The people of this city and all over the country expect that you will discuss the question fairly, and that your conclusions will be for the best interest of all concerned. We hope that other kindred associations will fall into line, and that strikes and business depressions will soon be among the things of the past.

Permit me, gentlemen, in behalf of our citizens, to extend to you a cordial welcome, and the freedom of the city during your stay with us.

The President then delivered his annual address : —

ADDRESS.

GENTLEMEN OF THE CONVENTION, — It affords me great pleasure, as the representative of the Contractors' and Builders' Board of Trade of St. Paul, to add on its behalf a word of welcome to those already extended by our worthy mayor. We trust that your short stay with us may prove both pleasant and profitable.

In the matter of your *social entertainment*, feeling our utter inability to offer such a varied and brilliant programme as that presented to previous Conventions by the Exchanges of larger and older cities, we were well content to show our loyalty to the National Association, by acting in accordance with the recommendations of its Executive Committee on this subject, but we did think we held, in the proposed winter carnival, a trump card, to which even the most exacting economist could not object, but we regret to say that the powers that be, represented by the chief signal officer at Washington, were too strong for us, in that for two winters past they have procured an extra supply of subterranean or other fuel, and so changed our heretofore cold and bracing climate, that thenceforth St. Paul and Minneapolis are to be known as winter resorts for blizzard-stricken New York, or the cyclone and storm-swept plains of Texas, Missouri, etc.

We are pleased to see gathered here many gentlemen who, representing their several Exchanges at previous Conventions, have learned to know, to trust, and to believe in the earnest purpose, desire, and ability of each to legislate intelligently for the upbuilding and improvement of all concerned, whether as employer or manual workman, in the erection and construction of buildings throughout the United States.

We also gladly welcome other representatives of affiliated bodies whom we meet this morning for the first time in Convention assembled, and trust that the acquaintance thus formed may prove both pleasant and valuable. But we feel that we have especial cause for congratulation in the evidence that the influence of this organization for good is spreading to and permeating every important point in this broad land of ours, afforded by the presence here of delegates from the local Exchanges of some six or eight cities, which Exchanges are either newly formed, or have not heretofore affiliated with this body.

As your presiding officer, it is not my purpose to trench in any degree upon the report of our Secretary, which he will read to you at a later hour, hence I refrain from any special or detailed reference to the work done by your representatives in the past, or that which they now seek to accomplish.

The question is frequently asked by some member of a local Exchange, some doubting Thomas, "What has been accomplished through our organization? Of what value is it to us as a fraternity?" To such I would say, that, while our National Association is a purely legislative body, while we have no power to enforce the adoption of our ideas and suggestions, by the various affiliating bodies, while we are only permitted to *recommend* to them the fruits of our councils and deliberations, we have, nevertheless, accomplished much in the elevation and improvement of standards of thought and action among builders. We have grown; we have become and are becoming, not contractors and manual workmen only, but thinking men, men who, in ascertaining our own power, in learning to respect ourselves, are earning and

securing the respect and esteem of all the better classes, the right-thinking men of all professions and callings in the various localities in which we reside.

The work heretofore accomplished by this body having been as stated advisory, and in the form of recommendation rather than mandatory, the *general principles* thereby inculcated must have *time* in which to accomplish the work desired. Let us not be too impatient in looking for more apparent results.

I think, however, that no observing member of a local Exchange affiliating with this body, himself actively engaged in a branch of the building trades and coming in frequent contact with capitalists and their architects, can fail to have noted a remoulding of sentiment, a growing respect for the art of building and its faithful representatives, a more distinct recognition of the value of the builder in all that tends to promote the comfort, the happiness, and welfare of the citizens of this great country. I think he must have noted that not only are we, as builders, coming to have greater faith in and respect for ourselves, but that our brother builder, the architect, is learning to respect and have faith in us and our honesty of purpose not only, but in our ability as well; that in the preparation of plans and specifications for the use and guidance of the builder, in the rules and methods under which such builder is asked to estimate on the cost and value of construction proposed, in the general use and adoption of our "standard contract," we see ample evidence already that the suggestions made by this body are being favorably received and acted upon by the best exponents of the science of architecture in the country, and the fact is being recognized as never before in our organization that to the attainment of the best results in building it is necessary that the designer and the artisan should work together, feeling that they are mutually dependent the one upon the other.

But for this organization, and the earnest discussion by its membership of the apprenticeship question and the needs of American youth in this direction, the seed planted by Col. Auchmuty in New York would not so early have borne such rich fruit, its influence to spread and widen thence in the hands of earnest, practical builders till every city in which has been planted an Exchange affiliating with this body shall have its well-fitted trade school, from whose portals shall graduate, not lawyers or doctors, but young men proud of the right to bear and honor the name of mechanic.

But for this organization and its efficient and hard-working Secretary the builders of this country would not now be ably represented by an official paper whose columns are teeming with thoughts and suggestions of greatest value to its clientage.

But for this organization literally nothing would have been done to concentrate and give definite expression to the views and opinions of those engaged in the various branches of the building trades as to their rights, no steps would have been taken to enter the wedge of reform in any direction.

In closing, I have but to remind the delegates here present, as representatives of filial bodies of this National Association, that these yearly Conventions of ours are but the opportunities for consultation together, for debate upon the most salient features of matters that concern the building fraternity at large, and for decision as to the general policy wisest for all to adopt.

The *real* work, the *real* result, the *actual reforms secured* are, or should be, the work of the filial bodies during the year.

With this statement I will close, realizing that all the time at our disposal will be needed for the discussions and consultations to which I have just referred.

The PRESIDENT. — The first business before the Convention is to appoint a Committee on Credentials. How shall that committee be appointed?

Mr. ANTHONY ITTNER, of St. Louis. — Mr. President, I move you that a committee of five be appointed, to which committee the secretaries shall be added, to examine the credentials of the delegates to this Convention.

The motion was adopted.

The PRESIDENT. — I will appoint as members of such committee, Anthony Ittner, of St. Louis; W. H. Albertson, of Philadelphia; John J. Roberts, of New York; Lawrence Grace, of Cincinnati; and A. W. Murray, of Chicago. These gentlemen will meet during the noon intermission to receive the credentials of the delegates and report upon them as the first business of the afternoon session.

The SECRETARY. — Mr. President, I desire to state that I have asked Mr. William Harkness, Jr., of Philadelphia, and Mr. Charles W. Voshall, of Rochester, to act as my assistants during this Convention.

The following announcements were read by the Secretary:—

ST. PAUL, Jan. 27, 1890.

TO THE NATIONAL ASSOCIATION OF BUILDERS OF THE UNITED STATES:

The Industrial Union of St. Paul extend to your body a most cordial invitation to meet with them in this room this evening at 8 o'clock. We much desire an expression of your views as to the requirements for a manufacturing city or centre, and also to become acquainted with you and to personally assure you of our hearty interest in your organization as representing the leading manufacturing and building element of the country.

(Signed) CHARLES E. MARVIN,
President of the St. Paul Industrial Union.

PIONEER PRESS BUILDING CO.,

ST. PAUL, Jan. 25, 1890.

Mr. H. R. P. HAMILTON,

Secretary of the Contractors' and Builders' Board of Trade, of St. Paul:

Dear Sir, — On behalf of the Pioneer Press Company I herewith extend an invitation to the delegates and visitors to the National Convention to be held in this city next week to visit and inspect the new Pioneer Press building on Thursday morning, Jan. 30, 1890.

Very respectfully yours,

(Signed) FREDERICK DRISCOLL, *Manager.*

NEW YORK LIFE INSURANCE BUILDING.

F. G. DRAPER,

Chairman of the Committee of Entertainment, St. Paul, Minn. :

Dear Sir,—Understanding that the members of the Contractors' and Builders' Board of Trade are to entertain the delegates and visitors to the National Convention, the New York Life Insurance Company respectfully invite you to visit the company's building in this city at any time convenient to your Board, when every opportunity will be given to obtain a view of the city as well as to inspect the building in all its details. Trusting you will accept this invitation, and assuring you that every courtesy will be extended to your guests, I am,

Very truly yours,

(Signed) V. C. GILMAN, *Superintendent.*

The SECRETARY. — As many of the delegates know, the Builders' Exchange of Minneapolis proposes to offer a certain amount of entertainment to delegates and visitors, and they have asked that thus early an announcement be made in relation to it, which will be repeated later on. This is to give every one an opportunity to understand how the entertainment is to be managed, and to enable all to participate therein, as the Builders' Exchange of Minneapolis desires particularly that every person who has come to St. Paul on account of this Convention shall not go away without finding out that there is another village in this vicinity besides St. Paul. The invitation is as follows : —

"The Builders' Exchange of Minneapolis, Minnesota, extends an invitation to all visitors to attend the theatre at the Grand Opera House, upon Thursday evening, Jan. 30, and to take a drive about the city on the morning of the 31st. The gentlemen are requested to attend a banquet to be given in honor of The National Association of Builders, at the West Hotel, at 1 o'clock P. M. of the same day."

The programme of arrangements states that a reception committee will meet the delegates and visitors and their ladies at the Milwaukee depot in Minneapolis at 5.30 P. M., on Jan. 30, 1890, and escort them to the West Hotel, the train leaving St. Paul at 5 o'clock. Carriages will be at the West Hotel at 7.45 P. M., to convey guests to the theatre and return. On the morning of the 31st, carriages will be at the West Hotel at 9.30 A. M., for a drive about the city; banquet in the main dining-room of the West Hotel at 1 o'clock P. M. sharp, Jan. 31, 1890.

Mr. J. MILTON BLAIR, of Cincinnati. — I move that these invita-

tions read by the Secretary be accepted with the thanks of this Convention, and so acknowledged by the Secretary.

The motion was adopted.

Mr. ITTNER, of St. Louis. — Mr. President, I move that hereafter the morning session convene at 10 o'clock, and that the afternoon session convene at 2 o'clock.

The motion was adopted.

The PRESIDENT. — An adjournment will now be in order, for the submission of credentials to the committee.

On motion, a recess was then taken until 2 o'clock P. M.

FIRST DAY. — AFTERNOON SESSION.

The PRESIDENT. — The first regular business in order is the report of the Committee on Credentials.

REPORT OF COMMITTEE ON CREDENTIALS.

Mr. ITTNER. — Mr. President, your Committee on Credentials beg leave to report that there are one hundred and nineteen delegates present, representing thirty-three cities, as follows: —

Baltimore . . . 3	East Saginaw . . 2	New York . . . 8	St. Louis . . . 6
Boston . . . 7	Grand Rapids . . 2	Omaha . . . 3	St. Paul . . . 4
Brooklyn . . . 2	Indianapolis . . 3	Philadelphia . . 7	Sioux City . . . 2
Buffalo . . . 3	Kansas City . . 5	Portland . . . 1	Syracuse . . . 2
Chicago . . . 13	Louisville . . . 2	Providence . . . 3	Washington . . 4
Cincinnati . . . 4	Lowell . . . 3	Pittsburg . . . 3	Wheeling . . . 2
Cleveland . . . 2	Milwaukee . . . 4	Rochester . . . 3	Wilmington . . 2
Denver . . . 3	Minneapolis . . 3	St. Joseph . . . 3	Worcester . . . 2
Detroit . . . 3			

Total, 119; total of Exchanges, 33.

Your committee recommend that alternates and visitors be entitled to seats in the Convention, but to have no voice or vote, except in the absence of regular delegates.

Respectfully submitted,

(Signed) ANTHONY ITTNER, ST. LOUIS.
J. J. ROBERTS, NEW YORK.
LAWRENCE GRACE, CINCINNATI, O.
A. W. MURRAY, CHICAGO, ILL.
WM. H. ALBERTSON, PHILADELPHIA, PA.

On motion, the report was accepted.

Asst. Secretary Vosshall then called the roll. One hundred and fourteen delegates responded as present.

The PRESIDENT. — The offering of resolutions is next in order. Such resolutions as you may desire to present should be offered by the chairmen of delegations, in writing, and in duplicate, and will be referred, without discussion, to the Committee on Resolutions.

The Secretary then read a resolution from the New York delegation (which was referred to the Committee on Resolutions), as follows : —

Whereas, During the first century of the history of the American nation our people were blessed by almost entire freedom from any labor-disturbing elements within its borders, and peace and prosperity attended our country in all things that insure domestic happiness and the wealth of a nation; and

Whereas, Recent years have developed turbulent spirits and discontent, which threaten to mar, and perhaps destroy, both the peace and prosperity of our happy people; and

Whereas, We believe that the present state of apparent discontent existing within the fields of enterprise and labor, causing strikes and disturbance through a portion of our country, is not of a universal nature and deep rooted in the American mind, but is to a great extent attributable to a limited element within the great mass of the working people, which element is not capable of fully appreciating the blessings here enjoyed, for the reason of being educated in a different school of ethics and principles than that which is to the "manner born"; and

Whereas, It is a duty that all good citizens of patriotic principles and of worthy pride in the prosperity of our whole people owe to themselves, individually and collectively, to use their best efforts and most urgent endeavors to restore our disturbed and threatened business prospect to its heretofore prosperous and peaceful condition; therefore,

Resolved, That the Executive Board of this National Association of Builders be and is hereby instructed to consider the practicability of organizing local and State societies and a national society, composed of employers and employees of all trades and callings of the working people, with a view of bringing them into closer communion with each other in relation to employment, labor, and compensation, and to disseminate among them, by publications and lectures, or any educating processes deemed advisable, a true appreciation of the American idea, founded upon a unity of the people, in respect to the laws of our land, the requirements of good citizenship, and the immutable laws which control their welfare and success in life under a republican government, without regard to race or religion.

The PRESIDENT. — The next in order is the appointment of a committee to report time and place of next Convention, and to nominate officers for the coming year. How will you have that committee appointed?

Mr. PURINGTON, Chicago. — I move that the committee consist of five members, as usual, and that they be appointed by the Chair.

The motion was adopted, and the Chair stated that the committee would be announced later.

The President then announced that the report of the Secretary was next in order, and thereupon the Secretary presented his report.

SECRETARY'S REPORT.

The position of the Secretary of this Association is so peculiarly unique that it is hardly possible to make an ordinary report which shall be thoroughly comprehensive. The Secretary is the only official receiving payment for his services; therefore it is expected that he shall devote an appreciable amount of his time to the affairs of the Association. Indeed, the Constitution particularly stipulates that he "must be able to give sufficient time to the Association to efficiently carry out its purposes."

This last phrase, here quoted from the Constitution, is an index to what I mean by the unique character which attaches to this particular secretaryship, in contradistinction to the secretaryship of other associations.

In most positions of this character, the secretary is simply a secretary in the usual acceptance of that name; and while it will always be most true that the secretary of any organization may expect to be called upon for all sorts of service, it is the only case on record, to my knowledge, where the secretary is made so distinctly responsible for the efficient accomplishment of the designs of an association.

Whether the framers of the Constitution realized how much of a responsibility they were so conspicuously placing upon an officer who usually occupies a semi-subordinate position, or whether they foresaw that such must be the necessary sequence of our form of organization, I cannot fully say; but it is, however, a fact that your Secretary, whose hair has become prematurely gray in his three years of service, has found the duties of his position growing more and more varied in character until it is impossible to speak of them as comprehended in that clerical significance which the term of "secretary" usually implies.

It must be borne in mind that the functions of this Association were at the outset acknowledged to be an "unknown quantity," so to speak. The desirability of the organization was enthusiastically admitted, but just how its powers might be best exercised and applied, in just what direction its influence should be exerted, it was readily seen must be developed by study and trial.

It has been natural to permit the task of exploration, experiment, and development to fall largely into the hands of the Secretary, and, as "time and the hour" have brought certain demands to the surface, it has been equally natural to permit him to meet them to the best of his ability. In thus referring to the extent and variety of his task, your officer does not intend to complain, but simply desires that you may understand how it happens that a secretary's report covers so much more ground than usual, and how it happens to contain so much in the way of suggestion for the future that ordinarily would not be thought within the province of such a functionary.

If by force of circumstances your Secretary has been permitted and often obliged not only to act as scribe for the Association but also in its behalf to act as interpreter, guide, philosopher, and friend to those whose adherence was desired, or who came seeking counsel and information, then he must be permitted, at the close of the

year, to give you not only the bare facts of his record but also his experience in endeavoring to efficiently carry out the various recommendations of the Association, his views as to its present status and the status of filial bodies, and the opportunities and duties of the future.

In the first place, it is desirable that the Convention should be informed as to the present status of the Association as compared with previous years. At the first Convention, for organization, at Chicago, twenty-seven cities were represented by delegates from various builders' associations; at the second Convention, at Cincinnati, twenty-six Exchanges were represented; at the third and last Convention, at Philadelphia, twenty-eight Exchanges were represented, — all of which have maintained their relation in accordance with the Constitution.

There have been seven very important additions to our membership, — Denver, Col.; Omaha, Neb.; Lowell, Mass.; Pittsburg, Pa.; Louisville, Ky.; Wheeling, W. Va.; Portland, Me.

Our membership now comprehends Exchanges or Associations of Builders in thirty-five of the principal cities of the country.

While this is a large representation, and most significant, from the fact that nearly all of the large communities of the country are included, there are still many cities which should be represented, notably in the southern section of the country, which makes but a poor showing with us, particularly when the enormous development and growth which has been going on there for the last five or ten years is taken into consideration.

The condition of the local bodies is on the whole much more vigorous than a year ago; and in addition to this many new Exchanges have been organized, which will undoubtedly soon lend us their aid, support, and counsel, if they have not already done so. Of the seven associations newly represented at this Convention, six of them may be fairly stated as freshly organized since our last meeting at Philadelphia. Another very noticeable and promising feature is the steps that are being taken by some of the older filial bodies to remodel, or reorganize, upon a more satisfactory and permanent basis.

This rehabilitation of the older associations, and the establishment of new ones upon lines which experience has shown to be safest and most effective, are most significant and encouraging, for the carrying out of the recommendations of the National Association, and the securing of the benefits to be derived from its labors, depend entirely upon the strength and permanency of the local bodies, and the activity and intelligence with which they apply the general policy and principles prepared and promulgated by the central body.

In this connection, it is appropriate to refer to the growing interest all over the country in the formation of Exchanges.

No week has passed during the year in which letters have not been received making particular inquiry as to the best methods for forming Exchanges, and asking to be informed on all points relative to the usefulness of such bodies, and how connection may be obtained with the National Association.

This is indicative of a healthy growth of the idea of association, and as such has received a very large share of attention and encouragement from the Secretary. The correspondence has not been confined to one section, but has come from all quarters, even including certain localities in the South, which has previously been referred to

as lacking in the representation which we ought to have from that part of the country. This condition of things, if properly assisted and encouraged, will be productive of many new associations in the near future, all of which will undoubtedly affiliate with us, and thus strengthen and increase the effectiveness of the National Association.

During the year communications have been received from *other* National Associations suggesting the feasibility of joining with this body, and taking part in its deliberations; but up to the present time such an alliance has not seemed desirable or proper, under our existing form of organization. Our present opportunity is large and comprehensive, and with so wide a field of work yet undeveloped there would seem to be no advantage in making absolute connections, which might result in future embarrassment.

In this connection it will be appropriate to refer to the interest and satisfaction in the work which we have undertaken that have been manifested by other organizations, by private individuals, and by newspapers and periodicals all over the country. To these latter the Association is under great obligation for the generous treatment received at their hands and the wide publicity which has been given to our proceedings.

To the *Inland Architect*, of Chicago, this Association has from the first been particularly indebted for the most hearty and thorough co-operation, and it is fitting that it be thus publicly recognized and acknowledged.

At the time of our last Convention, at Philadelphia, the *Public Ledger* of that city exhibited the most marked generosity toward us, not only giving full detailed reports of all our proceedings in its columns, but supplying all delegates and other visitors with copies of each issue free of charge, besides offering many other courtesies to delegates during their visit.

All of the specific orders of the last Convention have been duly carried out. Five thousand copies of the official detailed report of the Third Convention have been printed, and distributed to all filial bodies, and also to many other kindred associations, not only in this country but in foreign countries, where correspondence and exchange of printed matter have been established.

In this connection it is interesting to note that many societies and private individuals here and in Europe have made special requests for our documents and reports. From the Public Library of London a request was recently received for all documents issued or to be issued by this body, statement being made that they were frequently inquired for by students and others interested in economic questions, as well as by builders.

The most recent communication in this line was a long and interesting letter from The Builders' and Contractors' Association of Brisbane, Queensland, Australia, which stated that their attention had been called to our important body, and that to assist them in forming a similar organization for their country they appealed to us for advice and counsel. The letter recited some of the improper conditions to which builders in Australia were subjected, which were startlingly like those with which we are familiar, and closed with expressing the hope that as the interests of builders are identical everywhere, and as their efforts were to be directed toward elevating and improving the condition of the building fraternity, that we would not deny them the help which the weak always had a right to expect from the strong. It is, perhaps,

needless to say that your Secretary extended to the Australian builders, in behalf of this Association, the right hand of fellowship, and in sending them every sort of document, record, and advice within his reach assured them that the National Association of Builders of the United States of America felt the strongest bond of brotherhood with builders everywhere, and would do its utmost to aid and assist them.

Large editions of Col. Auchmuty's address on "Trade Training," of Mr. Hatfield's address on "The Relation of the Architect to the Builder," and of the Secretary's address on "The Advantages and Opportunities of Builders' Exchanges," have also been printed, and distributed to filial bodies. There has been a large demand also for these pamphlets from localities where new bodies have been in process of formation, and where older societies, not yet connected with us, were seeking for information as to the work we are doing.

During the year an important step has been taken to assist in carrying out the purposes and recommendations of the Association. This step has been the monthly distribution of the official utterances of the National Association, from the Secretary's department, in the form of a periodical, the business management and financial responsibility of which have been assumed by a firm of publishers, with headquarters in Boston, and a branch office in Chicago.

The editorial department has been entirely controlled by the Association, through the Secretary as editor, so that the paper has been wholly devoted (aside from the advertising department) to the interests of this body. It has been sent monthly since Aug. 1, 1889, to every individual member of each filial body, as an official document of the National Association, with no cost entailing either to individuals or to the local Exchanges; neither has the National Association been involved in any cost, although reaping a very great benefit therefrom. It is the desire of the Executive Committee that individual members receiving this periodical should understand that they are not expected to pay anything additional on that account, their subscription being virtually covered in the annual *pro rata* assessment paid into the National treasury by the local bodies.

Subscriptions will, however, be taken by the publishers from persons not connected with the National Association; indeed, they will not refuse to take subscriptions from members should they be offered in the spirit which has been frequently manifested by some members who have insisted upon paying for the paper, and have accompanied their remittance with the most friendly expressions of the value which the paper has for them personally. Such subscriptions will be accepted by the publishers in the same spirit in which they are sent, for every little helps, and it is well known that the early days of establishing a periodical are far from profitable. In this connection it may be well to state that this paper offers exceptional opportunity as an advertising medium to parties who wish to bring their goods to the attention of those who are directly engaged in building operations, and as the Association is getting a very substantial benefit, at no cost, it seems no more than fair to bespeak for the publishers, who depend for their remuneration on advertising patronage, the aid of each and every member of the Association in this direction.

Although the assumption of the editorial department of the paper has brought a new and arduous duty to the Secretary, he has gladly undertaken the work, for the reason that it affords an opportunity to thoroughly disseminate the principles and

purposes of the National Association, which has been sorely needed in the past, and which was practically unattainable by any other means. One of the most discouraging features of the Secretary's work, during the three years of our existence, has been the utter impossibility of conveying information to the many communities of builders, already represented in the central body, with regularity and efficiency, giving them assurance that their officers were faithfully carrying out the work intrusted to them, as well as presenting to them new features and arguments in relation to reforms already undertaken, or suggesting other measures worthy of adoption. This opportunity is amply provided in this monthly official document, and there is no question but what it will prove of inestimable value. As one correspondent has happily expressed it, "Reforms can only be secured by constant hammering, and an official paper furnishes just the opportunity for this persistent and necessary work."

Each particular undertaking of the National Association is given a special department, under which everything relative to it, either in the way of correspondence or editorial argument, may always be found, thus keeping the matter fresh in the minds of all.

Filial bodies are asked to give monthly reports of all matters occurring in their vicinity, either of local or general importance to builders, and a department is specially assigned for these reports.

As yet, the full significance of this opportunity is not sufficiently realized, and too often the space allotted to a filial body has contained simply the words, "No report this month." This, however, will be corrected in time, and eventually the pages will be fully occupied with interesting reports from secretaries, of the methods, successes, disasters, doubts, fears, experiences, and questioning which have been adopted by, moved, and excited their constituencies.

Beside this, the editorial columns are freely opened to each and every individual in any way connected or interested in the National Association; indeed the Secretary especially urges upon all the great advantage it will be to our interests if members will take this opportunity to present their views on any and every question of interest to the building fraternity. By this means their thoughts and arguments will be placed before a large and select audience, and will without question excite that free and full discussion so vital to the correct solution of any problem.

The opportunity offered by this paper of widely spreading our views and our work into new fields cannot be overvalued. In years past, the letters which have come flooding in upon the Secretary, filled with all sorts of questions as to organization of local bodies, their work, their functions, and hundreds of other ideas and queries which are sure to present themselves, have had to be answered as fully as the limitations of one man's capacity would permit. Sometimes the answers would have to be ten times as voluminous as the letters which procured them, and would after all reach but one individual. Now, by means of this official paper a single editorial covering a point at issue, or a general statement as to organization or work, or the purpose of the National Association, reaches thousands, and is readily available to send to new inquirers. It readily can be seen how much more successfully and thoroughly the affairs of the Association can be administered and how much wider its influence extends through the use of this piece of machinery. Its value is only partially comprehended at present, but enough has already been demonstrated to show that it must always remain prominent as one of our chief, as well as one of our cheapest, working forces.

The Secretary, as editor of this paper, in behalf of the National Association, would particularly and specially urge upon all members that they send to him at every opportunity suggestions and thoughts in relation to the many subjects which are under manipulation. In the Uniform Contract department, items showing the inconsistencies and hardships imposed upon contractors under the multiform system of contracts, that system which presents a different form in every architect's office. In the Apprenticeship or Trade School department, such information, argument, and encouragement as will gradually lead to the establishment of this system upon a permanent basis, under the direction and control of the employing mechanics. In the "Code of Practice," statements showing the multitude of directions in which reforms are needed in existing customs between contractor and owner, as well as between contractors themselves, to the end that a more thorough and complete understanding may be obtained as to the rights of all, and contractors be gradually educated into more thorough business practices in all their relations, so that better and safer conditions may finally prevail.

Another field of labor to which the Secretary has been called to devote considerable time and attention during the year may be fittingly described as missionary work. In this department there has been so much demand that every moment of the Secretary's time since the last Convention might have been profitably devoted to it. This, of course, it has been impossible to do, but a very considerable amount of effort has been expended in this direction, with very satisfactory and happy results. Without taking up the time of the Convention by going specifically into details, it will be sufficient to say that something over twelve thousand miles have been travelled and Exchanges visited in thirty-five cities during the year. In most of these cities Exchanges had been organized prior to the visit of the Secretary, but in a few cases it was the initial step of a new association.

The value of such work as this is difficult to describe in the limit of a report which must cover a great deal of ground, but it can readily be understood that where Exchanges are comparatively new, and the membership does not thoroughly grasp either the usefulness of the Exchange idea or the large opportunity for improvement which comes through the union of many individual interests in one association, that a visit from some outside person, who comes as an official of a central organization, armed with a wide experience in such affairs, will do an amount of good in the way of awaking interest, and giving encouragement, much beyond the particular ability of the missionary. It is a fact that a man who may be considered in his own city as a person of ordinary calibre will often prove to be of very considerable value as a visitor in other cities. The old saying, that "A prophet is never without honor save in his own country," is quite applicable in this connection. A new voice, a fresh personality, the presentation of new ideas, or old ideas in a new dress, or suggestions of different character from those which we have become accustomed to, have an attraction and an influence which all acknowledge, and the Secretary has no hesitancy in saying that abundant proof has been given that the work of this character which he has been called upon to do has resulted in an infinitely greater amount of good in exciting new interest, awaking new thought, and impelling toward better conditions than could possibly be accounted for by any particular ability displayed by him.

But newly organized bodies are not the only ones capable of being benefited by visitations of this character. Old bodies need electrifying sometimes, and often may

be startled into new vitality and fresh vigor; and this also has been one of the duties of your missionary. The places which would have been glad to receive such personal service as this, but which have had to be denied on account of lack of time and strength at my disposal, have been labored with and for through extensive correspondence, of which our voluminous letter-files and copy-books bear ample testimony.

In the line of statistics, the Secretary has been obliged to confine himself to the same restricted ground as last year. It is utterly impossible, without very much greater clerical assistance than has been available, to adequately cover the ground in this department. My researches show that there is a very considerable increase in associations more or less related to the building business, over those which I reported a year ago. I now have record of the following:—

National Associations	33, an increase of	20
Sectional Associations	34, “ “	19
State Associations	73, “ “	13
City Associations	372, “ “	35
Canadian Associations	29, “ “	9
Total	541	Total increase 96

giving as a total in the United States and Canada 541 associations, an increase over those reported last year of twenty per cent. Some of this increase may be accounted for by the fact that the existence of certain bodies had not been traced at time of last report, but it is a fact that a large proportion of the increase is entirely new. With this very bald statistical report the Association will have to be satisfied, if not content, for, even to secure this much information, the Secretary has had to encroach upon time which it is doubtful he was authorized to use, when, to do so, other and more important matters may have been neglected.

While confining this report largely to generalities, it is, perhaps, proper to refer to one particular effort, which is of special importance, and a little outside of the usual trend of the Association work. Early in the year attention was called to the fact that the United States government plans, which used to be deposited with the Exchanges in our principal cities, for the convenience of builders in making estimates, had suddenly been withdrawn. Correspondence was immediately opened with the Treasury Department to secure a renewal of the old custom, which correspondence may be found in detail in the columns of the official organ. No favorable result has yet followed, the department claiming that they have not funds enough to permit this placing of plans. This reply seems a little inconsistent, but the whole matter has been placed in the hands of the Legislative Committee, in the hope that they may prepare a bill for this Convention to approve and take action to secure its presentation to Congress, so that funds enough may be appropriated to re-establish this custom which helps to emphasize the importance of our associations, and gives opportunity to estimate on such work to so many of our members.

The Secretary is unable to report as yet much progress in the direction of our trade-school system of preparing and training mechanics. The Philadelphia Exchange is the only one of our filial bodies which has taken any steps towards practically setting up a training school of the kind approved in our previous action. It is with great regret that this lack of action is reported, for of all the under-

takings of this body, this one, which involves the systematic training of mechanics in the various trades, is one which should awaken the keenest interest and the most definite and immediate work, on account of the pressing need. Our plan, as adopted at Cincinnati, amended and again adopted at Philadelphia, meets the heartiest approval of that earnest student and practical worker in this field, Col. Auchmuty, and he naturally feels somewhat uneasy because our efforts have not, as yet, produced more practical results. This much, however, may be said in explanation of the apparent inertness in this direction: The plan or system is a radical change from anything previously existing, and it takes time and "continual hammering" to produce anything like substantial results, no matter in what field or how important the reform may be, and these facts, together with that already referred to, that builders' associations have hardly awakened to their capabilities for work as yet, conspire to delay the consummation which is devoutly wished and hoped for by all. We must possess our souls with patience, but we must also persistently work in this direction.

There has not been much energy displayed or much success attained in the agitation or establishment of "*The Code of Practice which should prevail when estimates are being submitted by contractors in the building trades*," which Code was adopted at the last Convention. Filial bodies have failed to realize to any great extent that the rights of which they have been bereft will not be restored to them without persistent effort on their part. They have not yet learned that a determination to secure just and proper conditions will surely result in obtaining them. It remains an indisputable fact that architects, *as a class*, do not seem to consider that the contracting mechanic has any rights which they are bound to respect, and they act accordingly. For this condition of things the contractors themselves are largely responsible, but they have not as yet awakened enough to a proper sense of their powers to insist upon the acceptance of the Code recommended by this body.

There being a special committee on the subject of the Uniform Contract, it will not be appropriate to refer more than incidentally to the progress made in this department. The observation of the Secretary is that the establishment of this standard form is slow, but sure, that its thorough adoption depends more upon the contractors themselves than any one else, and that they can surely obtain its use, if they persistently call for it. He is also more thoroughly convinced than ever, by the experience of the past year, that the benefit to the building fraternity generally of this single act of the National Association is so immense already that all expenditure of time and money involved in procuring our organization and maintaining it thus far has been returned a thousand-fold, and when the advantage to all builders for the future is contemplated, the grand result is simply impossible of comprehension.

The work of the year has now been rapidly summarized, and as intimated in the opening of this report, a little space in closing will be devoted to the

PROMISE OF THE FUTURE.

The inquiry is not infrequently made, What can there possibly be left for the National Association to do? What need is there for such an organization in the future?

We have acted upon the Apprentice question, on the Uniform Contract question, on the Lien Law question, on the Labor question, on the Code of Practice for Estimating, etc., etc.; now, what in the world is there left to do?

To all such queries I make answer: The National Association has really only just begun its work; it has merely outlined some of the most prominent of the domains in which its real work is now to be entered upon; has practically only called attention to the opportunities for united action, specifying certain particulars in evidence that there is warrant for believing that in these things there is the most immediate and pressing need of persistent action.

To all such queries I reply: True, we have formulated our opinions to a certain extent upon some of the more conspicuous needs of builders in their business, and in the conduct of their work, but we have in reality hardly done more as yet than turn the glare of our search-light upon these needs, and but little has thus far been accomplished in securing the results desired.

Let no one imagine that all is done when we have simply advanced far enough, and have devoted time enough in considering our rights and needs, to put into definite declaration what we conceive them to be. These steps are indeed necessary, but they are but preliminary. To correct the lien laws or secure their final abolition; to establish thoroughly and permanently an intelligent system of training boys and young men to become skilled workmen; to obtain a reasonable and safe solution of the labor question, so that organizations of employers and organizations of workmen may act harmoniously to their mutual benefit, instead of being in constant antagonism; to secure the general adoption of a standard form of contract, so that the system of agreements for building work may be uniform everywhere, and the contractor be assured thereby of protection in this most important part of his business relations with the owner; to thoroughly establish a fair and equitable Code of Practice in the matter of estimating, in place of the indefinite no-system, which at present prevails, to the constant injury and loss of the contractor, — to do all these things and the multitude of others that are constantly coming to the surface is no undertaking of a few years; indeed, it can never be said that these things have been accomplished for good and all, and have been so entrenched that they can be left to take care of themselves. The youngest of us here present will not live long enough to see the day when the work of the National Association may be declared finished, and its services no more needed. There will be times, no doubt, when less enthusiasm may be expected, as is natural in all affairs, either public or private, either of social or business nature, but to be the instrument of benefit and value which its declaration of principles announces, to really create better conditions for the building fraternity, the National Association must be looked upon as an *institution*, an institution as permanent and abiding as any of the institutions which guard and guide the interests of communities. The reforms which we as business men particularly need to secure, and the conditions which we particularly desire should prevail, will not be obtained or maintained for us by any of the existing machinery or methods of government, either municipal, State, or national. We have a domain of our own, entirely distinct and apart, in which we must establish a domestic economy of our own, and sustain it by ourselves and for ourselves, for the reason that no one else will do it for us, and sustain it continuously, for the reason that no forms of government or direction, however perfect in their conception and complete in their parts, can be left to run themselves. Machinery needs constant attention to keep it in condition to do the service expected, and a neglected oil-feed or a loose nut or washer will quickly cause serious damage. A garden, however beautifully it may have been prepared, if neglected, soon goes to seed, and "things rank and gross in nature possess it merely."

The work before the National Association is simply immense, and those who have been studying the problem with the closest scrutiny are truly overwhelmed with the amount and variety of the service which it properly may be called upon to render.

The National Association must be an educator, and to be an educator must educate itself: put itself into condition to be able to convey instruction and information to all its filial dependencies and adherents. This field for work is as wide as the country.

Take matters as they exist to-day, and it may be truly said that few cities have Exchanges of builders that are even organized in a form which makes possible a high order of attainment; and I think I do not misstate the situation when I say that the very best of our local bodies have not as yet fairly started upon their legitimate career of usefulness, and have not begun to develop the strength, or take the position as representative associations, to which they are entitled.

The reorganization of existing associations, and the establishment of new ones on the most approved lines, are fitting work for the National Association, and no one knows better than your Secretary the tremendous amount of work which will be necessary before even a small percentage of the cities and towns of this immense country of ours will be blessed with Exchanges of builders properly organized and equipped for the attainment of desired results. Then there is the constant "coaching" and oversight of local bodies, to produce and stimulate growth, to obtain and preserve those reforms for the benefit of the individual builder, which the central body has outlined and recommended.

If any one thinks that there is not an immense amount of legitimate and valuable work for the National Association, work which cannot be done by any other agency, if he thinks that the National Association should not eventually become a permanent institution, with a corps of able men to guide and direct its various departments, then let him stand in the Secretary's place, and look through his eyes upon the prospect that lies before him; let him make a missionary tour or two, let him read the thousands of letters which come pouring in showing how much work is needed, how much help is craved from all sections, and perhaps he may realize for the first time that the Secretary's task, even in these early days, has been no sinecure, and may also realize that the statement that we have but begun our work is absolutely true.

I appreciate the fact that the ever-present question of the great expense of maintaining the National Association will be brought forward in this connection as an important factor, and one which might seriously disturb the permanent establishment referred to.

The great and manifest gains which we have obtained and are to obtain are and will be distributed so quietly, so naturally, that the individuals benefited, not even crediting the agency which has procured these benefits, will too often begrudge the pittance which they return to support their benefactor, and continue it in its good work.

It seems cheap and petty to spend any time in argument in regard to this question of expense of supporting the National Association, when we know so well that the expense to each individual contractor, up to the present time, has not been greater than three quarters of a cent per day. But I am constrained to do so, knowing how

much breath is apt to be wasted over a really insignificant matter of expense such as I have shown ours to be, and because I think I may predict a future condition of things wherein each filial body, instead of contributing to the funds of the National Association, will in effect be drawing cash dividends by virtue of their connection with it, in addition to all the other advantages obtained.

To describe how this is to be accomplished would be to trespass on the domain of one of our important committees which is to report later, but I may be permitted to anticipate that report to the extent of saying that when the plans of the Builders' Surety Committee are fully consummated, as they certainly will be, each filial body will find its treasury annually enriched to an extent commensurate to the amount of capital stock apportioned to it by the National Association, which apportionment will be established on the absolutely fair basis of the membership in each filial association. The National Association will thus not only fulfil its grander purpose of combining the forces of local bodies, for the securing and maintaining of better relations and conditions in all departments of the building business, but will also provide opportunity for its children (the filial bodies) to reap a financial benefit, which, though denied to itself, it can secure and continue to them perpetually, through the machinery which its own existence creates, and which will only cease to be available when the filial bodies neglect the central body. A complete system is offered, similar to that of the human body, where the heart sends the life-blood throbbing to all the extremities, strengthening and building all the way, and is itself renewed and strengthened for its work continually, by the return of vigor and life to the central reservoir.

This will be an appropriate place to say a word or two in relation to the administration of the affairs of the National Association. The time is near at hand (I think it has already come) when the amount of labor to be done in the various departments, particularly under the new dispensation to which I have just referred, will demand larger and better working forces, amply paid for their service.

Your present Secretary long ago reached the limit of his ability and endurance. The demand has proved so varied and exacting that it has been a physical as well as a mental impossibility to meet it.

No one man, in my opinion, can carry all the burden and responsibility, together with the increase sure to come, and the man for the arduous duties of the Secretary's position, in the new régime (which should be immediately established), must be endowed with peculiar qualifications which I am conscious that I do not possess. I may have served well enough as an organizer, as an "apostle" (as I believe I was once called in Chicago), but a bigger and an abler man is needed for the great future that lies before this Association. Pick him out now, at this Convention, in order that he may become familiar with the work already under way and prepare for the larger and newer work to come.

I desire to suggest, just here, something which has frequently been in my mind, but to which I have never given utterance. I think we shall find in the future that the Annual Convention is not sufficient for the needs of the Association; and, for the purpose of bringing the principal officers into closer relations with the constantly increasing constituencies for the purpose of more frequent consultation and counsel, I recommend that there be a mid-year meeting of the officers, directors, and standing committees. I am strongly of the opinion that this will be a wise move.

It is hard to find a place to close such an effusion as this, which advertises itself as a "report," and yet wanders off into the domain of the President and all other existing departments with the utmost freedom; but it must be accepted as the peculiar product of a peculiar combination of circumstances and responsibilities, no portion of which could be avoided or neglected in order that a proper amount of information might be imparted.

I cannot conclude without reiterating my opening statement that the work of the Association has but begun; that few of us have as yet more than the faintest conception of the amount of beneficent opportunity before it, or comprehend in our vision more than a fraction of the thousands of special questions which need the careful investigation and thoughtful development which only time, experience, and persistence can secure.

This congress of builders is to mean, in the future, as much to the business which we represent as the United States Congress does to the larger and more varied interests of the nation, doing for us what no other general form of government or direction can.

We should constantly and earnestly study its principles, and consecrate our best efforts to secure the establishment of its practices, so that we may not only make it of inestimable value to ourselves, but may leave it as a rich legacy to those who come after us.

The PRESIDENT. — Gentlemen, you have heard the report of the Secretary: what is your pleasure?

Mr. GARRETT DUNCK, of Milwaukee. — Mr. President, I move that the report of our very able Secretary be adopted as read.

A DELEGATE. — Will that motion stand an amendment?

The PRESIDENT. — I think so.

The DELEGATE. — With the thanks of the Convention.

Mr. Dunck accepted the amendment.

The motion as amended was then adopted.

The PRESIDENT. — The report of the Treasurer is next in order.

Mr. GEORGE TAPPER, of Chicago: —

Gentlemen, — I herewith submit my report as Treasurer for the year ending Jan. 27, 1890.

CONDENSED REPORT.

Cash on hand as per report last Annual Convention	\$3 33
Receipts from twenty-six Exchanges, on <i>pro rata</i> assessment of two dollars <i>per capita</i>	5,816 00
Receipts from five Exchanges, admission fees	75 00
Receipts for additional pamphlets	5 00
Total	<u>\$5,899 33</u>

Per Contra.

Salary of Secretary	\$3,000 00
Printing	1,366 69
Travelling expenses of Secretary	473 00
Stenographic report of the Third Annual Convention at Philadelphia	120 00
Stenographer and typewriter	422 00
Postage, telegrams, and stationery	370 39
Collecting ten checks	1 90
Balance on hand	145 35
	\$5,899 33

DETAILED REPORT.

DR. To cash received :

Cash on hand from the last Annual Convention	\$3 33
--	--------

Admission fees :

Builders' Exchange of Omaha	15 00
Builders' Exchange of Lowell	15 00
Builders' Exchange of Denver	15 00
Builders' Exchange of Wheeling	15 00
Builders' Exchange of Pittsburg	15 00

Pro rata assessments :

Builders' Association of Hartford	150 00
Mechanics' Exchange of St. Louis	300 00
Master Builders' Exchange of Philadelphia	500 00
Master Builders' Association of Boston	450 00
Contractors' and Builders' Board of Trade of St. Paul	160 00
Builders' Exchange of Detroit	100 00
Builders' Association of Buffalo	118 00
Mechanics' and Traders' Exchange of New York	600 00
Builders' Exchange of Wilmington	104 00
Builders' Exchange of St. Joseph	108 00
Master Builders' Association of Syracuse	200 00
Builders' and Traders' Exchange of Chicago	1,200 00
Builders' Exchange of Baltimore	168 00
Builders' Exchange of Minneapolis	54 00
Builders' and Traders' Exchange of Kansas City	210 00
Builders' and Traders' Exchange of Indianapolis	200 00
Builders' Exchange of Cincinnati	226 00
Builders' Exchange of Worcester	66 00
Mechanics' and Traders' Exchange of Brooklyn	144 00
Builders' Exchange of Rochester	130 00

Amount carried forward \$5,266 33

<i>Amount brought forward</i>	\$5,266 33
Builders' Exchange of Washington	48 00
Mechanics' Exchange of Providence	150 00
Builders' and Traders' Exchange of Milwaukee	100 00
Builders' Exchange of East Saginaw	26 00
Builders' and Dealers' Exchange of Cleveland	304 00
For additional pamphlets	5 00
	\$5,899 33

By disbursements:

Cr.

Order No. 1.	Brailly, Guilbert & Hass, stenographer	\$120 00
" " 2.	Alfred Mudge & Son, printing	165 96
" " 3.	Wm. H. Sayward, salary, stenographer and typewriter,	522 00
" " 4.	Wm. B. Pearce, telegrams, postage, and sundries	54 53
" " 5.	Wm. H. Sayward, salary	250 00
" " 6.	Wm. B. Pearce, telegrams and postage	6 33
" " 7.	Alfred Mudge & Son, printing	105 55
" " 8.	Alfred Mudge & Son, printing	861 93
" " 9.	Wm. B. Pearce, telegrams and postage	68 51
" " 10.	Wm. H. Sayward, salary, stenographer and typewriter,	300 00
" " 11.	Wm. H. Sayward, salary, travelling expenses, stenographer, and typewriter	410 00
" " 12.	Alfred Mudge & Son, printing	139 05
" " 13.	Wm. B. Pearce, telegrams and postage	39 32
" " 14.	Wm. H. Sayward, salary, stenographer and typewriter,	290 00
" " 15.	Wm. B. Pearce, postage and sundries	31 22
" " 16.	Wm. H. Sayward, salary, stenographer and typewriter,	300 00
" " 17.	Wm. B. Pearce, postage and sundries	21 48
" " 18.	Alfred Mudge & Son, printing	2 25
" " 19.	Wm. H. Sayward, salary, stenographer and typewriter,	290 00
" " 20.	Wm. B. Pearce, telegrams, postage, and sundries	42 12
" " 21.	Wm. B. Pearce, telegrams and postage	16 11
" " 22.	Wm. H. Sayward, travelling expenses	323 00
" " 23.	Wm. H. Sayward, salary, stenographer and typewriter,	300 00
" " 24.	Wm. H. Sayward, salary, stenographer and typewriter,	300 00
" " 25.	Wm. B. Pearce, telegrams and postage	45 70
" " 26.	Wm. H. Sayward, salary, stenographer and typewriter, George Tapper, collection of ten checks	300 00 1 90
" " 27.	Wm. B. Pearce, telegrams and postage	17 03
" " 28.	Wm. H. Sayward, salary, stenographer and typewriter,	310 00
" " 29.	Alfred Mudge & Son, printing	91 95
" " 30.	Wm. B. Pearce, telegrams and postage	28 04
		\$5,753 98
Cash balance		\$145 35

The chairman of the Auditing Committee made the following report:—

TO THE OFFICERS AND MEMBERS OF THE NATIONAL ASSOCIATION OF BUILDERS:

Gentlemen,—We, the committee appointed at the last Convention to audit the accounts of the Treasurer, have examined the same, with the vouchers, and have found them to be correct.

Respectfully,

J. MILTON BLAIR.
W. H. GORSLINE.

The report of the Treasurer was accepted and approved.

Mr. Eidlitz, chairman of the Legislative Committee, stated that the committee would be ready to report to-morrow morning.

Mr. George C. Prussing, chairman of the Committee on Uniform Contracts, presented the following report:—

REPORT OF COMMITTEE ON UNIFORM CONTRACTS.

ST. PAUL, Jan. 27, 1890.

TO THE NATIONAL ASSOCIATION OF BUILDERS:

The "Standard Contract" was adopted in June, 1888, by a joint committee representing the American Institute of Architects, the Western Association of Architects, and the National Association of Builders.

Aside from the fact that the copyright of the form adopted has been taken in the name of the joint committee, constituting it a body corporate, each association represented recognized the necessity of lodging authority somewhere to review, change, and amend said form, as imperfections might be perceived and the necessity of amendment acknowledged. Hence each Convention made the Committee on Uniform Contracts one of its standing committees, and criticisms and suggestions for improvements were invited by the chairman of the three subcommittees; each from members of the body by him represented.

Numerous communications, comments, and suggestions have been received, some valuable, some impractical. All of them have been preserved, all carefully considered, and for each your committee does hereby desire to return its thanks. Only by full and fair discussion, and the compilation of our experience, and the decisions and interpretations of courts, wherever made, — in short, by the active co-operation of all, — can we hope to approximate perfection. In the nature of things, this discussion, hereby cordially invited, must be by written communication to your committee, so that it may be properly presented to the joint committee when assembled.

The form remains unchanged as yet, because, in the judgment of your committee, no changes, except for weighty reasons, should be made, — for a time at least. The uniformity of the instrument, the fact that it is the "Standard" form, is its greatest strength and value; and this might possibly be impaired by frequent or trivial changes in its text.

The unprejudiced acknowledge the fairness and even-handed justice of its pro-

visions to both parties to the instrument, the owner and the builder. The definite acknowledgment and appointment of the architect as agent of the owner defines his position clearly and unmistakably, takes it out of the realm of misty speculation and uncertainty, so often indulged in heretofore, which has proved so fruitful of lawyers' arguments and efforts to befog courts, until quite a number of architects are seriously in doubt as to their relation to the parties.

But perhaps the best comment on the work of the joint committee is contained in the report of the publishers that thus far 70,000 copies of the "Standard Contract" have been used, and that sales are increasing.

While apparently large, the sales are not what they should be, and doubtless will be, when the builders of this country fully realize the advantage the universal adoption of a "Uniform Contract" will be, and that they, as a party to the contract about to be executed, have a right to the choice of form. Time and a greater familiarity with its provisions, through articles and discussion in that most valuable auxiliary, *THE BUILDERS' EXCHANGE*, edited by our untiring colaborer for the advancement of the builder, Mr. W. H. Sayward, of Boston, will doubtless bring it into greater and ever-increasing demand. Indeed, the value of a publication of this kind, discussing fully and fairly all matters of interest to the builder, wherever his domicile, and reaching him regularly, cannot be overestimated.

Since our last Convention, one of the organizations represented in the joint committee has ceased to exist.

Your committee sent the following letter: —

CHICAGO, Dec. 13, 1889.

JOHN W. ROOT, Esq.,

Secretary American Institute of Architects, Rookery, Chicago:

Dear Sir, — The value of a Uniform Contract to all engaged in building — architects, owners, and contractors — is acknowledged throughout the country.

Its present form was adopted by a joint committee in June, 1888, in the city of New York, consisting of nine members, chosen, three each, by the American Institute of Architects, the Western Association of Architects, and the National Association of Builders, and the recognition of its merits is attested by the rapid introduction of the form.

Well aware of crudities in our work, and recognizing the importance of constantly existing machinery for its perfection, the committee reported to the bodies by them represented in favor of a Standing Committee on Uniform Contracts, to be called together at any time the necessity of amendment or alteration might appear. In this way both architects and builders would know to whom to address at any time their suggestions for changes, and this feature, to my mind, is one of great importance.

At Cincinnati, in joint convention assembled, the American Institute and the Western Association amalgamated into one national association, to be known by the time-honored name of the American Institute of Architects.

Knowing the value of an association with annual conventions in which the profession of the entire country is represented, in which all may be heard for the benefit of the whole, allow me to offer my hearty congratulations to this happy consummation.

The Board of Directors of the Institute, we understand, has ample powers to appoint a Committee on Uniform Contracts to act with the Standing Committee appointed by the National Association of Builders.

Allow me to suggest the propriety of the early appointment of such committee. Not that I am aware of the necessity of immediate action on the part of joint committee, but to preserve and perpetuate the joint committee a living organism.

A committee of six, three from each profession, may be large enough; but should, in the judgment of your Board of Directors, a larger number be more desirable, please to notify us to that effect, and our next Convention, to be held in St. Paul, on Jan. 27, 1890, will appoint an equal number.

Very respectfully yours,

(Signed) GEO. C. PRUSSING,
Chairman Committee Uniform Contracts,
National Association of Builders.

To which the following reply has been received: —

AMERICAN INSTITUTE OF ARCHITECTS,
OFFICE OF THE SECRETARY,
"ROOKERY," Chicago, Jan. 10, 1890.

My dear Sir, — The president has appointed as the Committee on Uniform Contracts the following gentlemen: —

MR. O. P. HATFIELD, *Chairman*, 31 Pine Street, New York.
MR. ALFRED STONE, 65 Westminster Street, Providence, R. I.
D. ADLER, Esq., Chicago.

Truly yours,

(Signed) J. W. ROOT, *Secretary.*

To GEO. C. PRUSSING, Esq.

Respectfully submitted,

GEO. C. PRUSSING,
JOHN J. TUCKER,
A. McALLISTER,
Committee of Uniform Contracts.

The PRESIDENT. — The next in order is the report of special committees. Under that head comes the report of the Builders' Surety Company, A. McAllister, chairman.

The report of Mr. McAllister was then read by the Secretary, as follows: —

REPORT OF COMMITTEE ON BUILDERS' SURETY COMPANY.

Your committee appointed at the last Convention to encourage the establishment of a company for the purpose of giving sureties on builders' estimates and contracts, desire to report: —

That they find that several trust companies, already formed, have incorporated this idea in their business, are advertising it as an essential feature, and have asked the indorsement of the local organization of builders in the cities where such exist. This indorsement has been refused on account of their system not being, in the opinion of our local organizations, what is desired.

We find that these companies require a "back bond," and are thus asking and receiving pay without assuming any risk. In addition to this, they are very limited in their scope, and must necessarily always be so, as they are local in their character, and have no means of securing proper and reliable information over the wide area

comprehended in the affiliation of the National Association; and any company to receive the valuable aid and assistance of this body should be national in its character and capacity.

Your committee also find that a new company is in prospect of being formed upon the proper basis, viz., giving security for a stipulated charge without asking for a "back bond." The promoters of this company have encountered many obstacles, the chief of which being to secure the support and co-operation of builders themselves. To obtain this support they have come to the conclusion that, in organizing and operating, it will be absolutely necessary for them to adopt such plans and methods as will commend the company to the favorable opinion of the National Association and all its affiliated bodies.

This proposed company seemed to your committee to offer opportunity for encouragement in the line of the order of the last Convention under which they were appointed, and they have accordingly entered into consultation with its promoters, who, by the way, are all builders, and have proposed certain methods, which, if approved by this body, will no doubt form the basis of a company for the purpose named, which shall be national in its character, shall be under the guidance of this Association, shall give each filial body a share in management and profits, and shall be in theory and in fact a *Builders' Surety Company*, managed by and composed exclusively of builders.

It has been evident from the start that the National Association was not itself a body competent to enter into financial relations with any enterprise of this character, and yet the peculiar connection which it holds with its filial bodies provides it with an opportunity to assist in the operation of such a company, so comprehensive and superior, so entirely unattainable by any other association or combination, that your committee have never for a moment been dismayed by the difficulties of their task, but, being stimulated by the great benefits to accrue to the individual builder, to the filial bodies, and to the *National Association* (the connecting link which makes all possible), have determined to seek persistently for a feasible method of utilizing the opportunity and finally setting this valuable machinery in operation.

Your committee does not claim for the plan, now presented, complete perfection in all its details, but does believe that it offers the principal features of a practical method by which the undertaking may be properly encouraged and supported through the National Association to the definite financial benefit of individual filial bodies, as well as of the central body, thus serving as a powerful factor in consolidating and strengthening us in our efforts for the general betterment of our condition, for which primarily and finally this organization was formed.

The plan which the committee offers, and asks the Association to adopt, is as follows:—

The National Association to say to the promoters of this enterprise, we will aid and assist in the establishment and operation of this company, will open up the avenues which we control, and offer every advantage which our connection with many widely separated local associations of builders affords, provided the following general propositions are assented to as substantially the basis upon which the company shall be organized and operated, these propositions to be subject to modifications by the committee in charge, said modifications not to impair the general intent and purpose therein and herein set forth:—

1. The title of the company to substantially cover the fact that it is a Builders' National Insurance, Security, and Guaranty Company, and that it is under the patronage and direction of the National Association of Builders:

2. Its stock to be limited to, say, 250,000 shares, at a par value of, say, \$4.00 (four dollars) per share.

3. These shares of stock to be issued only to members (either active or honorary) of bodies affiliated with the National Association, and, if found practicable, to the said filial bodies themselves, thus insuring a holding composed of contractors in the various building trades or persons engaged in similar pursuits.

4. At least 100,000 shares to be held in trust to allow for apportionment as follows:—

Each filial body of the National Association, which maintains its connection therewith by payment of the yearly dues required by that body, to be allowed and apportioned on the books of the company stock at the rate of five shares for each member of the said filial body, as shown by their payment of the annual *per capita* assessment to the National Association, the same to be adjusted annually.

This apportionment to be without payment of the value of the stock by the said filial bodies, but the certificates of said stock to be held in trust for their benefit.

Dividends accruing on the stock thus apportioned to filial bodies to be paid over to them through the National Treasurer.

5. Filial bodies in good standing, which are so incorporated as to permit them to hold personal property, to be permitted to purchase and hold stock, if any be available, in addition to that apportioned as above mentioned, limited in extent to an equal number of shares to those so apportioned, upon condition that said shares be non-transferable, and that, upon failure to maintain their standing in the National Association, they to relinquish the said shares to the company at a price not greater than that paid for the same.

6. The Board of Directors of the company to always include the Directors of the National Association named at each Annual Convention by the filial bodies as their representatives.

7. The officers of the company to always be members (present or past) of filial bodies of the National Association.

8. There to be a central department of the company for the general conduct of its business under the direct management of its President, General Secretary, and Treasurer; there to be also departments with definite territory and jurisdiction, each managed under the general laws and rules of the company, through a vice-president as head of the department.

9. In the arrangement of rates of premium to parties applying for insurance or bonds, an appreciable difference to be made in favor of those who may be members of filial bodies.

10. The books and affairs of the company to be open at any and all times to the inspection of a regular standing committee of the National Association appointed annually for that purpose.

Your committee thus roughly states the principal points which it deems necessary should be secured to the National Association and to filial bodies thereof, in return for the vast advantage which any company formed for this purpose would receive through the opportunity to utilize the relations and connections which we have estab-

lished between associations of builders and their members all over the country. But it is well aware that the development of the scheme which these propositions includes is a matter which will involve careful study and skilful treatment, with the aid of expert advice of the highest character, before the establishment of the proposed company can become a fixed fact. It, therefore, further asks the Association to continue the committee which has undertaken the matter thus far, as a standing committee of the Association, for the purpose of securing the establishment of this company on the lines now proposed, and otherwise regulating its method of organization so that the best interests of the National Association, its filial bodies and their members, may be preserved.

In concluding their report, your committee wish to say that, with deeper investigations of this problem, its members have become more thoroughly than ever convinced that immense benefits are to accrue to all, from the setting up of a company of this kind, under the guidance and direction of the National Association, with the great opportunities which it alone can offer.

Beside the principal business which was first suggested, that is, giving sureties or bonds on estimates and contracts freeing the individual from the embarrassing necessity of importuning his friends to go on his bonds, which in itself is worthy of all that has been said, returning, as it surely will, very handsome dividends from this alone, your committee can readily see that it will be perfectly competent also for this company to secure a charter so that insurance on builders' risks, as well as risks of accident to workmen or the public, will be comprehended in its field of operation, and to act also as a trustee and guarantor between owner and builder. Builders, through a company thus established, will be enabled to insure themselves and each other, and receive the profits themselves which now fall into the hands, either of foreign corporations or corporations in which the builder reaps little or none of the financial benefit.

To the eyes of the committee the opportunity is inconceivably great; it belongs to us more than to any others. We happen to be thrown, through the connection established by our central body, into a position where we can handle such work with a facility and certainty that no outsiders can possibly obtain. We furnish the whole apparatus for perfect operation through experience in the business of building, through our existing organizations and the ready channel of information they offer; and beside this, in case of any failure of individuals to carry out their contracts, instead of being obliged to go to outsiders to repair the breach, we, being builders, can repair it ourselves at a minimum cost, and sometimes can turn even an apparent loss into an actual profit.

Your committee commend this matter to the Convention as one of the most complete and satisfactory of undertakings, one that they believe will surely result in vast benefits, — benefits appreciable in the easier conduct of the contractors' business, in the security of the public, in the strengthening of the National and all filial bodies, financially and every way.

If this report be approved by the Convention, your committee ask the adoption of the following resolution: —

Resolved, That the Committee on Builders' Surety Company be and is hereby continued as a standing committee, and instructed to secure, as soon as possible, the

establishment of a company based upon the general plan and conditions outlined in this report.

(Signed)

A. McALLISTER.
J. M. BLAIR.
GEO. C. PRUSSING.
E. E. SCRIBNER.
JOHN S. STEVENS.
JOHN J. TUCKER.
W. H. SAYWARD.

The PRESIDENT. — Gentlemen, what will you do with the report of the Committee on Builders' Surety Company?

Mr. SMITH, of Omaha. — I move that it be accepted.

The PRESIDENT. — Does the mover include also the adoption of the resolution?

Mr. SMITH. — The adoption of the resolution. Yes.

Mr. MADDEN, of Chicago. — Mr. President, what does the adoption of this report involve?

The PRESIDENT. — It involves simply the continuation of the present committee as a standing committee, with instructions to proceed to look further into the subject and establish, as soon as they think best, a surety company.

Mr. MADDEN. — Does it give them explicit instructions to formulate and establish this company without any further communication with this body?

Mr. PRESIDENT. — I do not understand that that is necessarily the case.

Mr. MADDEN. — Mr. President, then I move as an amendment to the motion of the gentleman asking for the adoption of this report and resolution, that this committee be continued, and report such action as they may deem best to the Convention which is to take place next year.

A DELEGATE from Philadelphia. — Mr. President, I would move to amend that the report be printed, and placed in the hands of each delegate upon this floor, so that when we vote we may vote intelligently. The single reading of that report is not sufficient for me to act intelligently upon the matter, and my colleagues agree with me that in lieu of a reading we would rather have it printed, and placed in our hands.

The PRESIDENT. — The Secretary wishes me to state that a sufficient number of copies have been already printed, and will be distributed at the close of this session.

The DELEGATE from Philadelphia. — Then I withdraw my motion.

Mr. E. D. MILLER, of Baltimore. — Mr. President, I would ask, for information, does not the adoption of this report make this National Association responsible for the action of the committee?

The PRESIDENT. — No sir, not at all. The amendment is now before you. Was that amendment seconded?

Mr. A. W. MURRAY, of Chicago. — I second the amendment.

Mr. THOS. J. KING, of Washington. — Mr. President, can we not divide this question and act upon the acceptance of the report of the committee, and take up the question of the adoption of the recommendation of the committee later on?

The PRESIDENT. — I had thoughts of it being divided. I think it can be done.

A DELEGATE. — I think that if we take a vote upon this question now it will effectually kill this matter until the next Convention. It may be there are a number of gentlemen who would like to act on the matter at the present, and I would ask the gentleman to withdraw the amendment and let us act upon the report.

Mr. MADDEN. — Mr. President, in reply to the gentleman, I would say simply this, that I do not believe it policy for any hasty action to be taken upon this matter. It is an important question, and one involving, perhaps, a great liability to the National Association of Builders, and one to which due consideration should be given. I believe that this Convention will at no time during the present session be in shape to consider this matter and take final action upon it, and a continuation of the time during the coming year, as has been suggested, will give the committee ample opportunity to perfect all the arrangements that may be necessary to the organization of the company asked for, and I insist upon my motion.

Mr. D. V. PURINGTON, of Chicago. — Mr. President, I move that the consideration of this question be postponed, and made the special order for 3 o'clock to-morrow afternoon.

The motion was seconded.

Mr. PRUSSING. — Mr. President, there are no doubt a number of delegates here to whom this question is naturally strange. They desire time to examine into the minute and elaborate details reported by our committee as the possible foundation for a company such as they thought could be profitably formed. It seems to me that with the consent of all those who have made motions, amendments, substitutes, etc., that if we could divide the question, simply accept the report of the committee now, and to-morrow vote on the resolution

after careful examination of the printed form, we would be able to act intelligently. It is true that the details have been elaborated beyond our comprehension at a first reading. Personally, I am familiar with the plan, and it does not present itself to my mind as so formidable that we cannot, upon reading it and talking it over among ourselves, — this evening, perhaps, certainly, by to-morrow, or the day after, — come to a definite conclusion upon the possibility of final action upon that recommendation. I am convinced that the plan offered is one of great importance, and firmly believe that it will be a blessing to each builder in the country, that it will be the means of strengthening the National Association and each filial body associated with us. I trust that we may not postpone action for another year; we can master it, we can act intelligently, and I hope the opportunity will be afforded to-morrow. To that end, I trust that the gentlemen who have made motions, amendments, and substitutes will drop them, divide the question, accept the report, and act on the recommendation and resolution to-morrow. I move that the report be received and accepted, and that we fix a time for to-morrow — 3 o'clock, if you please — to act upon the recommendations therein contained.

The PRESIDENT. — Mr. Purington, do you accept that as a substitute?

Mr. PURINGTON. — The only object I had in making the motion as a substitute was that the Convention might have time to investigate this subject, and that hasty legislation might not be had.

Mr. PRUSSING. — Gentlemen, I wish to say one more thing: it is a matter of great importance, it ought not to be hastily disposed of, and full argument should be had on each one of the details of the plan proposed.

The PRESIDENT. — As the Chair understands the question, it is now on Mr. Prussing's substitute, which has been seconded by Mr. Purington, to the effect that we accept the report, and defer the consideration of the resolution until to-morrow afternoon at 3 o'clock. Am I right?

Mr. MADDEN. — No; defer the whole subject-matter, I understood.

Mr. PRUSSING. — I wish to receive and adopt the report, and defer the consideration of the resolution at the end of the report, until to-morrow afternoon at 3 o'clock.

The SECRETARY. — Mr. President, in order to clear the mind of the gentleman from Chicago, I will read the words which precede the resolution offered by the committee. The committee say: "If this

report be approved by the Convention, then your committee ask the adoption of the following resolution."

The PRESIDENT. — If this motion prevails the report is received and approved, and at 3 o'clock to-morrow P. M. the adoption of the resolution will be the special order.

The motion was then put and carried.

Mr. KING. — Mr. President, there are several suggestions embodied in the Secretary's report that I think should properly be referred to committees. We have accepted his report, but have made no references of the subjects to the committees. I therefore move that all questions or subjects embodied in the report of the Secretary be referred to proper committees for report.

The motion was seconded and carried.

The PRESIDENT. — It had been supposed, gentlemen, by your Executive Committee, in arranging its programme for the day, that debate would immediately ensue upon the Surety Committee's report, but as you have deemed it wiser to lay that over until to-morrow afternoon, we have arrived at the end of the programme as mapped out for the day. The Secretary suggests that the reading of a certain paper intended for to-morrow night, by Mr. Deeves, of New York City, could be given this afternoon, if generally desired.

SEVERAL DELEGATES. — Let it be read.

A short intermission was here taken, whereupon the President introduced to the Convention, Mr. Richard Deeves, who read a paper entitled

THE NATIONAL IMPORTANCE OF THE INDUSTRIAL EDUCATION OF THE YOUTH OF THE COUNTRY.

"In the sweat of thy face shalt thou eat bread till thou return unto the ground," is the unrepealed fiat of the Creator of both man and matter. Still, man is endowed with powers which, when cultured, crown him the monarch over matter.

Whether it be evidenced by the bones of wild beasts found with his skeleton in the caves of prehistoric man, by the earth mounds on our own plains, by the pyramids and temples of the Nile, by the ruins of Nineveh, Babylon, Carthage, Greece, and Rome; or by the still standing monuments of mediæval architecture; or by the works of the architect and builder of the present day, by the railroad, the steamship, or the telegraph, we have the accumulated proof that man was not intended by his Creator to remain in a state of quiescence, lazily feeding on the ambrosial fruits of the gods, and thus thinking to enjoy perpetual youth, but it was from the first intended that he should be a force in the world, promoting its advancement and improvement.

In the divine economy there does not appear to be any place provided for the drone. From the days of Adam it has been the natural ambition of man to seek knowledge and better his condition, hence the evolution from the cave to the tent, to the cabin, to the mansion.

As man advanced in civilization and intelligence his wants have proportionately increased, and greater skill has been demanded to meet them. Human genius from the earliest times has been devising something new to meet these advanced requirements, and man's cultured skill has kept pace with the demands. The initial thing of its kind may have been rude in construction, but when skill has repeatedly been applied the perfected thing has been brought forth.

Thus the steam-engine of to-day is the perfected original of a Watt, the mighty steamers which now plough our broad Atlantic had their germ in the canoe of the earliest fisherman, and thus the demands for increased skill are constant and imperative.

As nations have advanced in civilization their progress has been well defined by the evidences left behind them of the skill of their people, and where these evidences are lacking we may conclude that there has been little or no advancement. The sun-dried bricks found in the ruins of Nimrod are positive proof to the explorer that the civilization of the people of those ages was not equal to the civilization of the people of the time of the building of the temples of Thebes or Karnak. In the ruins of Greece and Rome we find that the evidence of their advancement far exceeds those of the ages in which the temples of Karnak and Thebes were erected. As the conception and workmanship of the Venus of Milo surpass the conception and sculpturing found in any of the ruins of Assyria, so the civilization of the respective ages already mentioned.

As we come down the centuries, those nations which have left the most marked impress on the world's history, such as Phoenicia, Greece, and Rome, afford convincing proofs of the fostering care with which they nurtured the arts, and sciences, and mechanics, thus accounting for the strength and influence they left behind.

In contrast with the above, the lack of skilled artisans was one of the great weaknesses of the Jewish nation. In the zenith of its glory and prosperity, during the reigns of David and Solomon, its Phœnician neighbor furnished the skill for the building of the temple and for constructing her ships, and also provided the seamen to man them. From the Exodus to the death of Solomon, a period of about five hundred years, the Jewish nation gave little evidence of mechanical skill, but, on the contrary, evinced a great lack of it; even their old trade of brick-making appears to have been left behind them in Egypt.

After the death of Solomon, when the nation became divided through dissensions, it lacked internal strength and gradually declined, until they were taken captive by their more enterprising Babylonian neighbors.

For a nation to be strong and prosperous its people must have and cultivate a diversity of pursuits. It will not do for all to be farmers; neither will it answer to have the majority in the professions. A few may be merchants, doctors, or learned educators, but the great mass, from the necessities of the case, must be toilers on the farm, in the workshop, the building, or on the ship, ploughing the mighty deep.

In a nation's industrial economy each person has a place to fill, and his right to fill such place should be held sacred and inviolate, and protected by the might of its

people. Especially should this right be jealously guarded in this land of constitutional liberty.

The history of the world goes to prove that the nation whose people have the greatest amount of freedom, consistent with law and order, and individual rights, and which seeks the development of its resources, is the strongest, and that her citizens are the most contented and prosperous.

The experience of our own country during the late war and since has shown what a nation can do when it turns its attention to the development of its various resources. Instead of being weakened by it, the late war has made of us the strongest nation on the earth. Shut off from the markets and shops of the Old World, we were forced to go into the mines and manufactures, and the stern school of necessity has made us stand to-day the most enterprising and prosperous of people. There is no nation in existence whose resources, of all kinds, are more ample, nor is there a nation which has greater reason to be proud of her mechanical skill, than these United States, and it should be our highest ambition to further develop these resources, encourage our mechanical genius and skill, and perpetuate our free institutions.

The nation, in order to keep up with the genius of the age, must go forward: to stand still is to go backward. Any steps taken to restrict the development of our capacity for further improvement is a serious menace to our advancement.

The nation, in order to keep pace with its advanced civilization, will have to depend very largely on the skill and number of its artisans, and any attempt at the restrictions of her citizens in their industrial development or pursuits is a blow aimed at its prosperity and very life, and should not be tolerated.

Not only is it a blow aimed at the life of the nation, but it is antagonistic to the liberty guaranteed us by the national Constitution. The Declaration of Independence recites, "that all men are created free and equal and endowed with certain inalienable rights, such as life, liberty, and the pursuit of happiness"; but if the individual be restricted in his development or pursuits the Declaration of Independence becomes meaningless. The liberty of the citizen in all his honest pursuits or vocations should be beyond the power of any faction or cabal to prohibit.

To-day, all over this land, there is a loud outcry against trusts, and I shall make no effort to defend them, as I believe they are injurious to the best interests of the nation, but the labor trusts, which receive the least denunciation, are the worst, because they are the most despotic, unreasonable, and injurious. They strike at the liberty of the individual, and, from their inception, are foreign to our institutions, and are led and controlled to-day by men who have no regard for our laws. The trusts formed by combined capital are sometimes beneficial in the reduction of prices, through large combinations of capital, and the consumer pays less for the article, but the trusts formed by labor which would restrict the particular trade or craft to a favored few does injury to the many, and fails to bring the benefit to themselves which they seek. The old motto, "Competition is the life of trade," has been productive of great good to this nation, as it has stirred men's minds and ambitions to such activity that we stand concededly foremost in both inventive genius and resources.

As a proof of this, if you should make a tour of the Old World, wherever you go you would find evidences of Yankee genius. You might make a trip to the land of the

midnight sun, and in travelling by rail over the mountains you will probably find the train in which you ride drawn by a Yankee engine. Should you travel over old England, you can ride in a Pullman palace-car, or sleeper, and in looking out of its window you would probably see a Yankee mowing or reaping machine at work in the fields; in the large cities, if you wished to be shaved, and drop into a barber shop, you will, if a first-class shop, perhaps drop into a Yankee barber chair, and those who keep them advertise the fact in order to draw patronage. All the world over can be heard the hum of the Yankee sewing-machine, and Yankee petroleum furnishes light to the Bedouin Arab of the East or the Fellaheen of the land of the Pharaohs. Lately, when an electrical exposition was proposed by the present Emperor of Germany, to be held in Berlin, he was told that the United States were so far ahead in electrical genius and appliances that it had better be postponed until Germany could make a better showing, and in consequence it has been postponed until 1892.

When the arts, sciences, mechanics, and the prosperity of the people have been so conserved under the liberties purchased for us by the blood of the martyrs of the Revolution, can the nation afford to have its citizens deprived of their inalienable rights to life, liberty, and the pursuits of happiness?

These treasures have been too dearly purchased for us to surrender them at the dictation of any clique or faction. It is a very dangerous precedent for the nation to allow any of our laws to be set aside or to become a dead letter. It is better if we have outgrown them to have them repealed in the proper way, but not at the dictation of a clique, or as class legislation. To allow any man or body of men to set themselves above the law and by their conduct show their contempt for the same is but paving the way to anarchy. There are no laws on our statute books but will bear unequally on some, but living in large communities, and under the established laws of civilization, the few have to give way for the good of the many.

As well might the fishermen of Galilee have said to Zebedee, Thou shalt not teach thy sons to pull the oar or handle the net, or to the Indian that he shall not teach his boy to draw the bow, or follow in the chase, as to say to an American youth, that he shall not learn some industry whereby he can honestly earn his bread. By what right, under this free American government, does any clique or association of men usurp such arbitrary power? How long would our nation last as a free country if such usurpations were allowed to continue and grow? The tender mercies of the Pharaoh of the exodus were more beneficent when he ordered all the male children of the Hebrews, as they increased so fast, to be put to death. Those poor innocents never knew what suffering meant; but to allow an American boy to grow up in idleness, preventing him from learning some craft or from following some calling whereby he can be a benefit to himself, in being able to make an honest living, and of becoming a valuable citizen, is inconsistent with the nature of our institutions, and is antagonistic to our laws. It is the more merciful of the two evils, and less cruel, to follow the example of Pharaoh, or Herod, and put the children to death at birth, than to allow them to grow up and keep them in enforced idleness.

What would be thought by the people of this nation, or how long would they tolerate it, if all the farmers of the country were to combine and agree, in order to keep up prices, and that they could live more at ease, to create an artificial scarcity, by cultivating only a portion of the soil? or if the owners of the coal and iron mines

of the country were to do the same, and cause a scarcity of their products, and thus raise the prices on the consumers? Would not the people and the nation have the right, for self-protection, to put a stop to such conspiracies and punish the conspirators? Yet we are allowing this very thing to take place in the labor industries of the country, and we raise but a very weak voice against it.

Suppose we should permit this restriction on the freedom of American youth, to choose his occupation in life, to prevail. Would the demands of those socialistic propagandists stop here? Every intelligent person who hears me will answer, No. Surrender your rights to the lawless, and you will be left without law. Where is our boasted freedom, if any clique or secret organization foreign to our institutions can deprive our youth from learning a trade or calling? Is it not the duty of the nation to protect her citizens in their rights in this respect, and severely punish those who would rob them? If such intolerable tyranny were allowed, these same propagandists would also deprive us of every other right we possess, if these rights interfered with their selfish ends. With the cry of liberty on their lips, a word so sacred to every American heart, the leaders in all those movements of socialistic and anarchistic tendencies would set all laws at defiance, and substitute license for liberty, and that only for themselves. The word is profaned when coming forth from the lips of anarchists. When the great Patrick Henry uttered the now immortal words, "Give me liberty or give me death," he had no idea of the word "liberty" being used as a synonyme for license.

If we look back to the time of the French Revolution, during the Reign of Terror, we will find that the prototypes of our modern socialists and anarchists, under the cover of the key-note of the Revolution, Liberty, Equality, Fraternity, caused the streets of Paris to be drenched with the blood of its best citizens. With this cry of liberty on their lips, they tried to exterminate each other. With "Equality" for a motto, they proclaimed that all should eat black bread, and any person found in possession of any other gave cause for imprisonment and possibly the guillotine. Some of the darkest crimes in the world's history were committed by those mobs while excitedly shouting the memorable words, "Liberty, Equality, Fraternity!" Madame Roland, one of the victims of the Reign of Terror, immediately preceding her death by the guillotine, uttered these words, "O Liberty! Liberty! how many crimes are committed in thy name!"

Some who hear me may say, "Oh, this state of things is never likely to exist in this enlightened age and under our laws: it could make no headway in our land." But stop and think a moment: it is but a few years since we heard of socialism for the first time in this country, and people laughed, and regarded those who paraded and professed such doctrines as harmless cranks. But we have since learned that it was but a short step from harmless socialism to red-handed anarchy. Chicago will bear testimony to the fact that were it not for the bravery of a handful of its faithful guardians, it would have been for the second time in our decade reduced to ashes, and its best citizens slaughtered. We in this country have no idea of the terror a few desperate persons can wield. The historians of the French Revolution tell us that at the worst period of the Reign of Terror there were not more than five hundred so-called leaders; these terrorized others, and, Ishmael like, soon every man's hand was against his fellow.

The nation to-day is a unit on this point, that we do not want the principles of the

French Revolution, or the Commune, or any other of the blighting isms whose seeds have taken root on the other side of the Atlantic, disseminated or put in practice in this free land. We have many broad acres left, but we should give this class of criminal emigrants to understand that we have no room for them.

With our immense population of more than sixty millions of people, there are less persons learning trades to-day than there were twenty-five years ago. Cut off our foreign supply of mechanics to-day and not increase the number of apprentices, and before many years the nation would be robbed of the means for material advancement. As a proof of this, within the last year the stone-cutters' unions passed a resolution shutting out the stone-cutters called "birds of passage," who come over here from Europe in spring, working here all summer and fall for good wages, and when winter sets in go back to their homes, taking the money they have saved with them to be left on the other side, and repeat the same thing year after year, and as a consequence of shutting out so large a number there was a great scarcity of good stone-cutters in our large cities, and the progress of building greatly delayed. With this policy of the unions I am in full sympathy, if, at the same time, they will remove the restrictions placed on the industrial education of our youth.

The plasterers are now very largely dependent on the foreign supply, and are becoming so scarce that in the busy season they can demand almost any wages. This certainly is not a healthy state of things for the nation and people, when we cannot either educate mechanics or import them.

Not only are the rules of trades unions and Knights of Labor socialistic and anarchistic in their tendency, but in most cases are a violation of our rights under the constitutions, are unlawful, and if the law were properly enforced those persons who attempt to force these unlawful rules upon us would be severely punished.

Take the law of boycott, for instance: was there ever such another act of tyranny or cruelty devised? Yet the people of this nation have not yet waked up to its enormity.

There is enough law in our land to-day to punish all violators of rights, but the trouble is there is too little justice meted out to those who set the laws at defiance.

If an appeal were taken to our United States courts I think they would decide that all such combinations having for their main object the interference with and restrictions of the rights of others are conspiracies, and should be punished.

But if our present laws do not reach this class of criminals, the sooner we have such laws on our statute books, and their rigid enforcement, the better for the prosperity of the nation and its people.

But will our legislators dare to take up such subjects, when they know that they are inimical to the voters who belong to those various unions? I fear there are few who have the moral and political courage to do so. But they are ever ready to propose legislation to gain popularity by hampering capital and thrift, showing by such acts either their socialistic tendencies or their cowardice.

While travelling on a train over one of our Middle States last summer I became engaged in conversation with a former legislator of that State, and who was then seeking re-election, on the question of the hinderances placed in the path of our American youth who desired to learn the trades, and although expressing himself as being opposed to any hinderance being placed in his way, and considering it very wrong, yet he gave me to understand, when I put the question to him direct, that he would not dare to offer any bill that would antagonize trades unions or Knights of Labor,

but would be willing to support a bill preventing these unions or their members from interfering with a youth desiring to learn a trade if some other member introduced it. This does not look much like honest belief in our boasted American independence.

Herein lies one of the great dangers to the future well-being of our Republic, in the existence of the truckling politician, who is ready to be all things to all men that he may win votes and retain political power and patronage, and whose oath of office is a dead letter, ignored as soon as taken. There is not a spark of patriotism in the average political demagogue, and the youth of the nation need have little hope through him. His best hope is through an enlightened public sentiment, created by just such persons and organizations as are represented here to-day.

It is believed by almost every intelligent person that all should be taught to read and write and have sufficient education to fit themselves for the responsibilities of American citizenship, and in response to that feeling we have compulsory laws on education in many of our States, and I am glad the feeling in favor of such laws is growing stronger, and I trust the time is not far distant when all our States will enact and enforce compulsory education laws, and that there will be none in this broad land who will not know at least how to read and write. For the safety and preservation of the nation, it is an absolute necessity that the great boon of the right of suffrage should have intelligence and education to direct the citizens in its discharge. It is also equally important that the State or nation should look after the industrial education of its people when, as I have before shown, its life and prosperity so largely depend upon it. The nation could not exist if all were scholars and no toilers. Of what use, in nine cases out of ten, would a book education be, unless the youth of the country were given an opportunity to apply it in some industrial pursuit? An education is a very dangerous possession to those who have no vocation in life. Charles Sumner said, "Education without occupation is peril; education with occupation is power."

The youth of the nation must be taught in some way how to apply himself in the various industries of the country, and if he cannot be taught in sufficient numbers in the shops or at the building, then there must be provided an addition to every prominent educational institution of the land for the purpose of teaching some handicraft.

While in the train reading a paper I came across a speech by Col. Ingersoll, and while differing in theology, I am in hearty sympathy with the following speech on useful education: "The object of all education should be to increase the usefulness of man. Every human being should be taught that his first duty is to take care of himself, and that to be self-respecting he must be self-supporting. To live on the labor of others, either by force which enslaves, or by cunning which robs, or by borrowing or begging, is wholly dishonorable. Every man should be taught some useful art. This would give a feeling of independence, which is the firmest foundation of honor, of character. Every man, knowing that he is useful, admires himself. In all the schools children should be taught to work in wood and iron, to understand the construction and use of machinery, to become acquainted with the great forces that man is using to do his work. The present system of education teaches names, not things. It is as if we should spend years in learning the names of cards without playing a game. The more real education the less crime, and the more homes the fewer prisons."

The highest honors of the nation should be given to the noble philanthropist, Mr. Auchmuty, who has set the example in this respect; and I am glad to know that

there are other noble men following the example he has set. But these schools are not the equal of the shop or building for the practical education of these young men. It is a step in the right direction, and if our laws were properly enforced so that the youth, after securing a technical knowledge in addition to what they have been able to learn of the trade, would be allowed to go to work in the shop or on the building, the end of the next generation would see a vastly improved class of mechanics. The restrictions on the youth of the nation in the learning of industrial pursuits is in a very large measure the cause of so many of our youth being inmates of reformatories and penal institutions. Go into our courts and jails and you will find the large majority of offenders are under twenty-five years of age. Idleness, the world over, breeds crime, and when the youth of our nation are shut out of honest employment a large portion will turn their hands to dishonesty. The hands and the brain must be kept legitimately employed.

I am ready to concede the right of every man, and consider it his duty, to better his condition, so long as he does not interfere with the rights of others.

I can recollect the time when it was one of our boasts that every boy could learn a trade or craft without paying for such a privilege; but things have changed. Young America, to-day, if he gets a chance has to get that privilege through the permission of organizations which are foreign and antagonistic to our liberties.

I would have the members of this Convention consider very carefully the industrial education of our youth, and agitate this question until the youth of the land has the same freedom in this respect that he had thirty or forty years ago, before we were cursed with foreign isms. If possible, let us have laws passed to prevent any further interference with our rights.

This Republic was founded by men who rebelled against the tyranny of an imperious and unjust foreign monarch: shall we now submit to the tyranny of numbers controlled by a few who are unscrupulous and thriftless? The Republic was saved and the Union preserved by abolition of the political heresy, that man had a right to hold his fellow-man in bondage and rob him of the fruit of his toil: shall we now permit American youth, born to liberty, to be subject to a bondage more humiliating than African slavery, because it is a bondage of natural right and worthy ambition to the meanest kind of a master, possessed of a trinity of vices, selfishness, unrighteousness, and cruelty? Is it not high time for a new Declaration of Independence? GIVE YOUNG AMERICA A CHANCE!

The paper was received with marked approbation.

Mr. ITTNER. — Mr. President, I rise to move a vote of thanks to Mr. Richard Deeves, of New York, for the able, manly, and courageous paper he has just read.

The motion was seconded and carried.

Mr. Ittner then moved that 10,000 copies of the address be published at the earliest possible day, and distributed by the Secretary.

The motion was seconded, and after discussion, Mr. Sayward offered as a substitute that the Executive Committee be directed to print such number of pamphlets of the address read by Mr. Deeves, of New York, as in their judgment may be proper, and to take

such other methods as might be deemed desirable to bring it prominently before the people of the United States.

Mr. Ittner then withdrew his motion, and the motion of Mr. Sayward was adopted.

The President then announced the appointment of a committee to appoint time and place of next Convention, and to nominate officers for the coming year as follows:—

RICHARD DEEVES, of New York.

RICHARD SMITH, of Omaha.

ROBERT H. JENKS, of Cleveland.

DANIEL EVANS, of St. Louis.

W. R. STOUGHTON, of Pittsburgh.

Adjourned at 4.30 P. M.

SECOND DAY.—MORNING SESSION.

The Convention was called to order by President Scribner, at 10 o'clock A. M.

One hundred and thirteen delegates responded to roll-call.

The President then called for the report of the Legislative Committee, which was offered by Mr. Marc Eidlitz, chairman, as follows:—

ST. PAUL, Jan. 28, 1890.

TO THE PRESIDENT, OFFICERS, AND DELEGATES OF THE FOURTH ANNUAL CONVENTION OF THE NATIONAL ASSOCIATION OF BUILDERS:

Gentlemen,—Your Legislative Committee would respectfully report that during the year they have reviewed the action taken by them on various subjects that have been in their charge in previous years, and have no modification to suggest, although further experience may show that there are opportunities for improvement. Your committee would ask authority from the National Association to present the following memorial to the Congress of the United States:—

Whereas, The supervising architect of the Treasury Department has been unable, as heretofore, to furnish plans and specifications of the various public buildings to be constructed to the Builders' Exchanges; therefore, be it

Resolved, That the National Association of Builders, in Convention assembled, respectfully petition Congress to authorize the Secretary of the Treasury Department to furnish the Builders' Exchanges in the various cities with the plans and specifications of all public work, for the purpose of enabling their members to estimate and submit proposals for the same.

Respectfully submitted by the committee,

MARC EIDLITZ.

WM. HARKNESS, JR.

E. L. BARTLETT.

On motion, the report of the committee was adopted as read.

The PRESIDENT.—The first business is the consideration of the

question printed on the programme, "Shall the National Association recommend the general adoption of the eight-hour day in the building trades? If so, when, and under what conditions?" The Secretary, wishes to make some remarks on behalf of the Executive Committee.

The SECRETARY: —

GENTLEMEN OF THE CONVENTION, — The fact that the Executive Committee in announcing the subjects for discussion at this Convention have introduced the question that you have just heard read, has caused some discussion as to the wisdom of so doing. The committee, therefore, deem it important to state the reasons which actuated them in presenting the subject for consideration at this time.

In selecting subjects for discussion, the Executive Committee is bound to consider the views, not of one locality but of many, and in doing so they found a great diversity of opinion in regard to this question, but at the same time a very strong sentiment was manifested that the committee should place this subject before this Convention, in the hope that some definite and decisive opinion might be reached, as a guide for all. This sentiment was quite as emphatic as some of the objections and criticisms that have now been made, to the effect that the subject should not have been brought up at all. The committee have been surprised to find that some localities which thought, a few months ago, that this Convention ought not to go by without discussing this issue, now question the wisdom of the committee in presenting it. The committee found a great difference of method and practice prevailing, and felt that the cities here represented would give a very fair showing of these different conditions as regards the hours of labor. The committee also felt that they could not ignore the fact that a very wide agitation of the question of a reduction in the hours of labor had been going on for many years, and that the public at large conceived that this body stood in peculiarly close and intimate relation to it, and was capable of helping to solve the problem. Taking into consideration these facts and the requests of many members, the committee felt authorized to say to the delegates here present, "Your brothers in various parts of the country desire to know your views in this important matter, desire to get at what the feelings of their brother builders may be, in various sections of the country, in regard to this fundamental question of the hours of labor, in order that they may be guided in any contingencies which may arise." Your Executive Committee felt that they could not possibly ignore this demand and desire, and they accordingly presented the subject.

The committee did not intend, by presenting the question in the form in which it appears on the programme, to guide or direct this discussion; on the contrary, they desired the delegates and the public to understand that as a committee they were taking no particular ground at all. Their chief thought was this, that every local body had a right to expect that at this annual meeting a definite statement of our position should be made, so that the members would go back to their local bodies with something positive in their minds, one way or the other, to guide and help them in the contingencies and conditions which might arise in the future.

The form of words used in presenting the question may not have been the very best, but our intent was simply to bring the matter up for discussion in some concise manner.

In order that there may be no mistake, the Executive Committee now desire to place the subject before you in the form of a recommendation, and beg the delegates

to understand that whatever action is taken by this Convention—whether you recommend that the hours of labor should be reduced to six, or that they should be raised to twelve—the committee will be satisfied, so long as we get an expression of opinion.

The recommendation they offer is as follows: "In view of the fact that the national government, and many State and municipal governments, have enacted that not more than eight hours' labor may legally be required in the limits of a day, and in view of the fact that in many of the building trades in various cities of the country this standard number of hours is already established, the National Association of Builders, in Convention assembled, recommends all its filial bodies to advise all contractors, in their various memberships, to so arrange their affairs and make their estimates and contracts that they may safely meet, in the near future, the altered conditions which a general adoption of this standard number of hours of labor would entail; and in view of the fact that the only safe method of changing the recognized limits of a day's work is through the system of 'PAYMENT BY THE HOUR' for all labor performed, the National Association cannot recommend any reduction of the prevailing hours until this system is more universally established, but advises and urges its filial bodies to secure the general adoption of this system of 'payment by the hour,' so that they may, through it, be in a safer condition to meet a change in the number of hours should the conditions by which they find themselves surrounded in their various localities make such a change advisable."

Should these recommendations, or this recommendation, be finally adopted, the committee would suggest the adding of the following paragraph, which is a reiteration of a principle which was established by this Association at its first meeting in Chicago, but which it is desirable to restate and reiterate as often as we can, for we have new delegations and new faces at every Convention:—

"The National Association again declares that its purpose is, and always has been, not to interfere with or attempt to control or to dictate to its affiliated bodies in any of their specific action, on the assumption that they are the best judges of the situation and conditions which surround them, but it desires always to give its members the amplest opportunity to avail themselves of the experience and judgment of each in the setting up of a general policy for the guidance of all."

Before discussion on this main proposition is opened, the Executive Committee desire that a statement be made by the delegation from each and every city as to the existing conditions as to hours of labor and method of payment in their locality, each city to be called upon in alphabetical order, which the President, I understand, will now proceed to do.

The PRESIDENT. — We will now hear from Baltimore, Md.

Mr. BEVIN, of Baltimore. — The hours at present prevailing are nine hours per day, — eight hours on Saturday. Payment by the day. Mill-men and iron workers ten hours. By the day.

Mr. FANNING, of Washington. — Mr. President, I rise for the purpose of calling the Convention's attention to the fact that it would be better for the Convention to first decide whether it would be the policy of the Convention to discuss this question. There is evidently

a diversity of opinion upon the advisability of discussing it, and I therefore make a motion that it is not the sense of this Convention to discuss it in public.

The PRESIDENT. — Mr. Prussing, of Chicago, has the floor. We want simply a statement of facts as to the present existing conditions in the various cities, if we can get it.

Mr. PRUSSING. — Mr. President, I merely meant to emphasize what you have just now stated, and that is, that we would all be in a much better condition to take up this subject and handle it intelligently after being advised by the representatives of the various cities as to the condition there existing at the present time.

The PRESIDENT. — That is it, that is what we want to get at.

Mr. PRUSSING. — We do not want sentiments, we want facts, in order to enable us hereafter, as a body, to discuss the matter intelligently. It is to place the Convention in possession of the facts, and there certainly can be no harm in that. We come here for facts, in order to become acquainted with the conditions existing in the different cities.

Mr. BEVIN. — Mr. President, I have no objection in the world to giving the facts in our city, or anything of that kind, but we have serious objections to entering upon any discussion that will in any way commit this Convention or its filial bodies to the adoption of eight hours, or any other system, at the present time. If it is merely to state the facts to the National Association, we have no objection to interpose, but we have an objection to interpose to any discussion that will lead to action upon the eight-hour question at this time. We are perfectly willing to give the facts, but we object to a discussion of the relative value of eight, or nine, or any other stated hours per day.

The PRESIDENT. — Any further discussion at this time will be out of order. We will now proceed to Boston, Mass.

Mr. SHERRY. — Boston two years ago inaugurated the nine-hour system, under payment by the hour.

The PRESIDENT. — Brooklyn, N. Y.

Mr. W. L. MILLER. — Nine hours per day, and paid by the day.

The PRESIDENT. — Buffalo, N. Y.

Mr. E. M. HAGER. — Mr. President, in Buffalo we work, as a rule, ten hours a day, in shops, any place where there is machinery at work. All other trades work nine hours per day, and are paid by the day, with the exception of about one quarter of the carpenters, who are working ten hours up to date.

The PRESIDENT. — Charleston, S. C., is not represented on the floor. Chicago, Ill.

Mr. D. V. PURINGTON, of Chicago. — Bricklayers, stone-masons, stone-cutters, plumbers, plasterers, and about one third of the carpenters, eight hours for a day's work. One third of the carpenters and painters, eight hours. The balance of the carpenters and painters, nine and ten hours per day. Foundrymen, marble-men, and all men employed at mill and factory, ten hours for a day's work. Payment universally by the hour.

The PRESIDENT. — Cincinnati, Ohio.

Mr. J. MILTON BLAIR. — Mr. President and Gentlemen, the mechanics of the different building trades of Cincinnati are employed by the hour and are paid by the hour. The prevailing hours for a day's work, on all days of the week except Saturday, are nine hours, with the exception of about one quarter of the carpenters and all the planing-mill men, who work ten hours for a day's work. On Saturday eight hours is the limit of time for a day's work, paid for by the hour.

The PRESIDENT. — Cleveland, Ohio.

Mr. A. McALLISTER. — Matters are decidedly mixed in Cleveland. The stone-cutters work eight hours, universally. The bricklayers and stone-masons work nine hours, universally. The plasterers work nine hours. All the carpenters and, I think, nearly all the other mechanics of the building trades work ten hours. Stone-cutters and masons are paid by the day; the carpenters, pretty universally, by the hour. That I think answers the question.

The PRESIDENT. — Denver, Col.

Mr. A. S. RIPLEY. — I will state we are considerably mixed in Denver. The stone-masons work eight hours universally. Plasterers, painters, and carpenters are working nine hours. The mill-men and iron men work ten hours, all paid by the day.

The PRESIDENT. — Detroit, Mich.

Mr. W. J. STAPLETON. — In Detroit we work nine hours, and as a rule, by the hour, with the exception of stone-cutters; they work eight hours, and the stone-setters work nine. All the mills run ten.

The PRESIDENT. — East Saginaw, Mich.

Mr. JOHN H. QUALMANN. — Nine hours, paid by the day.

The PRESIDENT. — Grand Rapids, Mich.

Mr. JOHN ROWSON. — With the exception of stonelayers, bricklayers, and plasterers, all trades work ten hours per day. Those three mentioned work nine hours. Invariably, all trades are paid by the hour.

The PRESIDENT. — Indianapolis, Ind.

Mr. J. C. ADAMS. — Those engaged in planing-mills, factories, and machine shops work ten hours. The payment is by the day generally. Nine hours for building trades, with the exception of, possibly, the stone-cutters, and perhaps I might say with the exception of a few carpenters, who work ten hours; but generally, nine hours is a day's work, and they are paid by the hour.

The PRESIDENT. — Kansas City.

Mr. W. W. TAYLOR. — The bricklayers and stone-cutters and plumbers work nine hours, and are paid by the hour. All other branches (mills and everything) work ten hours. Some are paid by the day, and some by the hour.

The PRESIDENT. — Louisville, Ky.

Mr. SAMUEL P. SNEAD. — Mr. President, I would say that at Louisville in all the departments of work, ten hours, except bricklayers, and they work nine. Some pay by the hour and some by the day.

The PRESIDENT. — Lowell, Mass.

Mr. JOHN A. COGGSHALL. — The carpenters, for nine months in the year, work ten hours; for three months, they work nine hours. The brick-masons and stone-cutters work nine hours. Carpenters, brick-masons and stone-cutters are paid by the hour. All other trades, and all operatives in mills run by machinery, work ten hours a day, and are paid by the day.

The PRESIDENT. — Milwaukee, Wis.

Mr. GARRETT W. DUNCK. — Mr. President, in Milwaukee the masons and stone-cutters, about three quarters of them, work eight hours a day; the other quarter work ten. Painters, carpenters, and various other trades work eight, nine, and ten hours, and are hired by the day and by the hour.

The PRESIDENT. — Minneapolis, Minn.

Mr. HERBERT CHALKER. — In Minneapolis the stone-cutters work eight hours a day and are paid by the hour. The stone-masons work nine hours a day and are paid by the hour. The bricklayers work nine hours a day and are paid by the hour. The painters work nine hours a day and are paid by the hour. Plumbers work nine hours a day and are paid by the day. All others, ten hours a day and are paid by the day.

The PRESIDENT. — New York.

Mr. MARC EIDLITZ. — In New York City the stone-cutters work eight hours and are paid by the day. Carpenters, plasterers, and

iron workers, plumbers, gas-fitters, steam-fitters, and derrick men, also granite, blue-stone, and marble men are working nine hours, and are paid by the day; Saturdays, eight hours in all cases. Stone-masons and bricklayers work nine hours per day and are paid by the hour; Saturdays, eight hours, paid by the hour.

The PRESIDENT. — Omaha, Neb.

Mr. G. J. LEVEILLE. — Stone-masons, nine hours; bricklayers, nine hours (eight hours on Saturday); plasterers, eight hours; carpenters, about one half nine hours and half ten; plumbers, nine hours; stone-cutters, eight hours. All, or nearly all, paid by the hour, and nine hours per day among all our trades. Mill-men, ten hours; paid by the hour.

The PRESIDENT. — Philadelphia.

Mr. STACY REEVES. — Mr. President, in Philadelphia nine hours is the prevailing day's work, paid partially by the hour and partially by the day. There are exceptions, of course, to the nine-hour rule, but that is the general standard of a day's work amongst all the branches. The only branch that I now think of working shorter hours on Saturday are the stone-cutters. Mill-men work ten hours, and are paid by the day.

The PRESIDENT. — Portland, Me.

Mr. A. D. SMITH. — Plasterers, nine hours; all others work ten; paid by the day.

The PRESIDENT. — Pittsburg.

Mr. SAMUEL FRANCIS. — Stonelayers, stone-cutters, bricklayers, carpenters, and painters work nine hours, except on Saturday, when they work eight; paid by the hour generally. Mill-men and the other trades, nine hours per day; paid by the day.

The PRESIDENT. — Providence, R. I.

Mr. JAMES S. HUDSON. — Mr. President, the statute laws of the State of Rhode Island fix the hours of labor at ten. Carpenters, masons, painters, all mill operatives and all other mechanics, with the exception of plasterers and stone-cutters, in our city, work ten hours. Plasterers and stone-cutters have established for their union nine hours as a day's labor. They are all paid by the day.

The PRESIDENT. — Rochester, N. Y.

Mr. J. H. GRANT. — Mr. President, all masons, stone-cutters, and plasterers work nine hours, and are paid by the hour, there being no reduction of hours on Saturday; carpenters, nine hours. The mill-men work ten hours, usually, although there are exceptions to that;

plumbers, nine hours, and are paid by the hour ; painters, nine hours, and, I believe, paid by the day ; marble workers, ten hours ; iron workers, ten hours ; all laborers, ten hours ; paid by the hour, almost universally.

The PRESIDENT. — St. Joseph, Mo.

Mr. JOHN DECLUE. — St. Joseph, loyal to the National Association, in its recommendation that we adopt the hour system, did so last season, engaging by the hour and paying by the hour. Plumbers and stone-cutters have been working for a year or more eight hours per day. All other trades ten hours up to the present time, excepting during the short months of winter, when some shops have cut down to eight and some to nine, but pay by the hour, the same as in the summer time.

The PRESIDENT. — St. Louis, Mo.

Mr. DANIEL EVANS. — All mechanics working on buildings on the outside and inside are working eight hours, with the exception of plumbers and tinnerns, who are working nine hours ; all paid by the hour. A few carpenters work nine, and some ten. Mill-men, factory-men, and foundry-men, etc., are working ten hours, and are paid by the day, though some are paid by the hour.

The PRESIDENT. — St. Paul, Minn.

Mr. T. A. ABBOTT. — The St. Paul stone-cutters work eight hours a day. Brick men, plumbers, and plasterers work nine hours a day. Carpenters, mill-men, painters, and stone-masons work ten hours a day. Payment is by the hour.

The PRESIDENT. — Sioux City, Io.

Mr. F. F. BECK. — Sioux City works ten hours universally, except Saturday, which is nine hours, but we pay by the hour. In the winter we work nine hours, but it is universally paid by the day.

The PRESIDENT. — Syracuse, N. Y.

Mr. HENRY T. CRAWFORD. — Mr. President, in Syracuse the bricklayers, plasterers, stone-masons, and stone-cutters work nine hours a day. Carpenters, tinsmiths, plumbers, painters, and shop people work ten hours a day ; payment by the hour all around.

The PRESIDENT. — Washington.

Mr. THOMAS J. KING. — All mechanics employed in mills for the manufacture of building material, and mechanics employed in the construction of buildings, work nine hours per day, with the exception of stone-cutters, who work eight. All mechanics are paid by the hour, with the exception of the plumbers, who are paid by the day.

The PRESIDENT. — Wheeling, W. Va.

Mr. G. W. BAGGS. — Mr. President, I am here, I presume, to represent the entire State. I am from the city of Wheeling. I will state that the bricklayers of Wheeling work nine hours. They are paid by the day. The carpenters of the city of Wheeling work nine hours, and are paid by the day. The plasterers of the city of Wheeling work nine hours, and are paid by the day.

The PRESIDENT. — Wilmington, Del.

Mr. A. S. REED. — The bricklayers, stone-masons, and a small portion of the plasterers work nine hours. They are paid by the hour; and a very small proportion of our carpenters last year worked nine hours. I think likely some of them this year. The balance of the crafts engaged in the building business work ten hours. They are paid by the day.

The PRESIDENT. — Worcester, Mass.

Mr. H. W. EDDY. — The carpenters, mill-men, painters, and plumbers work ten hours. About two thirds of the bricklayers and masons work nine, and the balance ten. They are paid usually by the hour.

The PRESIDENT. — Now, gentlemen, having called the roll, we have the information asked for, for which we are very much obliged. If any gentleman now wishes to make a motion affecting the recommendation of the Executive Committee, it is in order.

Mr. MARC EIDLITZ. — Mr. Chairman, I move that the resolution offered by the Executive Committee be accepted and adopted as the sense of this Convention.

The motion was seconded by Mr. William Harkness, Jr., of Philadelphia.

The PRESIDENT. — Mr. Eidlitz moves the acceptance and adoption of the resolution of the Committee.

Mr. PRUSSING, of Chicago. — I ask that it be read.

The Secretary then read the recommendation of the committee.

The PRESIDENT. — Gentlemen, you have heard the re-reading of the resolution suggested by the Executive Committee. Mr. Eidlitz moves its adoption; the motion has been seconded. It is now open for discussion.

Mr. THOMAS J. KING, of Washington. — Mr. President, I move, as a substitute for the motion by the gentleman from New York, that this report of the Executive Committee be referred back to that committee for further consideration.

Mr. BAGGS, of Wheeling. — Mr. Chairman, I second that motion ; and to report to-morrow.

Mr. ADAMS, of Indianapolis. — Mr. Chairman, the motion of my friend on the left is too indefinite. The suggestion offered by the seconder of the motion, that we report to-morrow, was not accepted by Mr. King, and if Mr. King desires to postpone the further consideration of this matter it should be embodied in the form of a motion that further consideration be deferred for one year. Practically, his motion would kill the whole business, and it is obvious to us all that it would be rather a summary way of disposing of it. This Convention, I take it, is composed of men of courage ; they are not cowardly in assuming any responsibility that may come upon them, and are perfectly willing to meet any contingency as suggested in the resolution or the recommendation of the committee in the discussion this morning. We called the members of our organization together in the city of Indianapolis, requesting an expression of feeling, requesting them to give us instructions, if in their judgment they thought proper, in the matter of the eight-hour question, which would be likely to come before this Convention. In our Exchange there is a diversity of opinion. No general conclusion could be obtained, and they sent their delegates here uninstructed and unadvised. Personally, I entertain opinions possibly different from those of most members of our Exchange. I believe, Mr. Chairman, that we must recognize this question, coming as it does, — it will be upon us at an early day. It is obvious to all that the signs are ominous, and we might as well take hold of this matter at once, as men, and settle it once for all as a National Association, but not recommending to any filial bodies to follow. As I look around this room I see men who have not attained their present position by fortuitous circumstances, but by their own energy, industry, and their adaptation to their business, and I believe that the time is not far distant when the question of eight hours for a day's work will be upon us, and in a manner that we cannot refuse to recognize. We may as well take hold of it as men, and express our judgment. I, for one, am prepared and willing to say (individually only, not for my colleagues that are with me this morning), when time shall have adjusted the relations of employer and employee, and when all the different conditions shall be so brought into shape that we can satisfactorily give our employees compensation for eight hours, I am ready for the change. For myself, Mr. Chairman, I began life working ten hours, and, you may say, from sun to sun ;

but to me, just now, eight hours is a very long day's work. We must meet this question with our employees. Their interests are ours and ours are theirs.

I am sorry that the impression has gone forth and that the idea has prevailed, not only in the minds of the builders of this country but it has been set forth in the press of different sections of the Republic, that there is an antagonism existing between the employer and employee. In the corporation I am connected with there is none. There should be harmony and good feeling; we should meet them as men; we should meet them and confer with them and unite and agree upon methods that should be advantageous to us all.

Now, Mr. Chairman, there should be no division of judgment as to the fact that we are all mutually interested. There should be a concession, not on one side only, but a compromising of conditions and an agreement upon certain relations that would benefit us all. We might as well get ready to meet this question, as men, individually, or as members of this Association, for it is coming upon us and we cannot avert it. We must adjust ourselves, so that when it comes it will find us prepared. Further, I desire to say before taking my seat, that I am glad the Secretary of the Association made an explanation of the reason why this matter was brought up before the Convention. The *Press* of our city, the newspaper having the largest circulation in Indianapolis, stated the day before the delegation left, that the delegation to the Builders' Convention in St. Paul would fight the eight-hour movement. Now, Mr. Chairman, there is no disposition in this Convention to assume that position. We do not propose to fight the eight-hour movement, we do not propose to put ourselves in opposition to the eight-hour movement, but we must get ready to assume those relations, which will be upon us sooner or later.

Mr. PURINGTON, of Chicago. — Mr. President, I did not desire to take any part in the discussion at this time, but I would like to ask Mr. Adams one question, whether, in view of what he says in reference to the ideal relations that should exist between employers and employees, he is willing, at this time, or at any time, to accept dictation either from the National Association or from the filial bodies of which this Association is composed, as to what those relations shall be.

Mr. ADAMS. — Mr. Chairman, I will answer my friend Mr. Purington by saying that if the National Association recommends, and the filial bodies of which we are members shall see fit to acquiesce in their

recommendation, I will endeavor so to adjust my business as not to be the loser when that final adjustment is made.

The PRESIDENT. — The Chair would like to ask, for information, as to the full meaning of Mr. King in offering his substitute. If the Chair rightly understands him, his substitute as offered is that the matter be referred back to the Executive Committee for further consideration, and no time specified for bringing it up again. Does Mr. King desire to incorporate that within the substitute?

Mr. KING, of Washington. — Mr. President, I wish to state my position on that motion. It was this: that in our section of the country (I speak of *our* section, I include numerous cities within a radius of a hundred miles or more) we do not desire a discussion of this question. We will meet all emergencies when the time comes. We are prepared to adjust our business to suit the amount of money that our customers propose to pay for their work; if they are willing to pay us a sufficient sum of money to pay for six hours of labor a day, we are only too glad to accept it; on the other hand, if they give us only a sufficient amount to enable us to employ labor for ten hours a day, we will employ men for ten hours, and we will adjust our business to the amount of money that is at hand to be expended in building. The object I had in offering this substitute was that I felt, after consultation with various other Exchanges, that it was a question that better not be brought up at this time, and, in view of the fact that statistics have been gathered here from the various Exchanges, I felt that the Executive Committee would necessarily have to go over those statistics, and that it might possibly occupy a week or ten days, therefore this question could not come up before this Convention, but possibly would come up before the Executive Committee at their semi-annual meeting, as recommended in the National Secretary's report.

Mr. RICHARD DEEVES, of New York. — Mr. Chairman, I think this is a question we cannot shirk. Whatever stand we take upon it, let us take a manly stand, and not adopt any resolutions that shall be misleading. If it is thought well by this Convention, let us pass a resolution laying it on the table for a year, but not pass any resolution which is a subterfuge to lay it over for another day, which virtually kills it; let us stand right up and show our colors.

Mr. JAMES W. BENNETT, of Lowell, Mass. — Mr. Chairman, would it be in order now for me to ask the question how long the Executive Committee has had this under advisement, and to ask them if they

had corresponded with the Exchanges heretofore and have gathered the statistics? I don't know how other gentlemen look at this resolution, I don't care how they look at this resolution. Here is the most important resolution that will come before this Convention for argument by the Master Builders' Association of this country, and I think, sir, that the resolution should be printed, and presented to the delegates, so they could all have an opportunity to study it. And we owe it to the Executive Committee, and I would make an amendment to Mr. King's motion, that, if this is laid over, it be printed as speedily as possible and delivered to the delegates at once.

Mr. KING. — I accept that, Mr. President. All I wished was that the Executive Committee have the benefit of the information collected from the Exchanges.

Mr. BAGGS, of Wheeling. — I would suggest that you incorporate in that to make it the special order for 10 o'clock.

Mr. KING. — Any time that suits your pleasure.

The PRESIDENT. — That has already been arranged for in the programme. The substitute as now offered by Mr. King will read in favor of the report being referred back to the Executive Committee for further consideration, and that they be instructed to print copies of the resolution for general distribution, and that its consideration be the special order for 10 o'clock to-morrow morning. Do the gentlemen so understand it? If there be no further discussion, we will now proceed to vote upon that substitute. All in favor of Mr. King's motion will please signify it by saying Aye; contrary, Nay. The Chair is in doubt.

A division was called for.

The PRESIDENT. — All in favor of having the resolution printed for distribution and to come up for special discussion to-morrow at 10 o'clock will rise and stand for counting.

The Secretaries have counted, and there are forty-five in favor and fifty-one opposed, therefore the motion is lost. The gentlemen may proceed with the discussion.

Mr. M. B. MADDEN, of Chicago. — Mr. President, is n't the question now upon the original motion to pass this resolution?

The PRESIDENT. — I think Mr. Madden is correct. The Chair rules that the question is now upon the original motion of Mr. Eidlitz that the resolution suggested by the Executive Committee be accepted and adopted. The question is now called for.

Mr. GEORGE C. PRUSSING, of Chicago. — Mr. President, I hope every man here will speak to the question. As my friend from Indianapolis, Mr. Adams, said, this is not a question to be shirked. It is upon us. It has been introduced at the cost of the employers in various cities, it will be introduced, in my judgment, everywhere. It is, I think, the inevitable, and you as builders, gentlemen, had better take a position upon that question. It is to your pecuniary interest to help along the establishment of the eight-hour day, as I take it, provided you are, as I am, convinced that, sooner or later, that system of working will be adopted throughout this land. If we agree upon that, gentlemen, establish your system of payment by the hour, and the sooner the better, for you as contractors and builders. If I had any hesitancy at all in regard to speaking on this question, or of doubting the wisdom of its introduction, it was because I as a contractor am not primarily interested; in other words, that I am merely interested as a component part of the body politic. The extra cost of building (for it will enhance the cost of buildings) does not come out of my pocket as a builder, it comes out of the pocket of the gentleman who contemplates the erection of a structure; and whether, under the eight-hour system, or the ten-hour system, or any other system that you may suggest, he will take his estimates, carefully consider them, and after such consideration make up his mind whether to erect that structure or not. He does that now; he will do it then. The entire public is brought together; it is an economic question for the entire country to settle, and it might (I was afraid that it might) look presumptuous in us to advise the entire body politic on what concerns them at least as much as us; but we come together here annually as a sort of experience meeting, and let us talk out on the subject. As builders, I am free to say that it is to our interest that this constant agitation, this struggle for the establishment of the eight-hour system, should end as speedily as possible.

And, Mr. President and gentlemen, this question came to us in Chicago in 1886, and, with your permission, I will read a letter which states exactly how it was met there. This refers only to masons and bricklayers, but I think perhaps it is to the point: —

TO THE OFFICERS AND MEMBERS OF THE BRICKLAYERS' UNION, ETC.:

Gentlemen, — Your communication of December, 1885, advising us that on and after the first day of May, 1886, the United Order of American Bricklayers and Stonemasons will adopt the eight-hour system of working at the same rate per hour (forty cents) as now paid, has been received and placed on file. The right of any man or

combination of men to determine how many hours he or they will work, and at what compensation, is undisputed. Upon the wisdom and timeliness of this effort to reduce the productive capacity of the labor of this country by one fifth, different opinions may be held. Whether such effort will be successful, we know not, *but feel that, after twenty years of agitation on the subject, practical trial and demonstration alone remain.*

This was written in January, 1886, by the Chicago Master Masons Association. And on May 1 following, every man that handled a trowel went to work eight hours per day, at \$3.20 for the eight hours,—forty cents an hour,—instead of receiving, as he had theretofore, \$4, working ten hours a day.

And, as far as I am advised, not a single brick has ever failed to find its lodgment in mortar because of the change of the system. I say, gentlemen, that it does not pay you, here or anywhere, to fight with your money and your means the battles of the community. This is an economic question that concerns each and all as much as it does you. The contractor has been, heretofore, too ready to put himself between the two millstones, the laboring element on the one part, and the owner, the general public, on the other, fighting with his means, with his energy, at his loss, the battles of the entire community. Whether you have received thanks for it or not, I don't know. In our section, we don't always get it.

MR. ARCHIBALD S. REED, of Wilmington, Del.—Do I understand that in Chicago the bricklayers universally work eight hours.

MR. PRUSSING.—The only restriction to the universality of it there is the outlying section of country around Chicago. All wielding trowels, be they plasterers, be they stone-masons, be they bricklayers, work eight hours per day and are paid by the hour. The wages to-day are forty-five cents an hour.

MR. G. W. BAGGS.—With the permission of the gentleman, will the Chairman permit me to ask the gentleman a question?

THE PRESIDENT.—Certainly.

MR. BAGGS.—In my city (Wheeling) a bricklayer is not permitted to use a trowel unless he belongs to the Bricklayers' Union, a plasterer is not permitted to work at his trade unless he belongs to one of the unions. I would ask the gentleman from Chicago if that rule applies in his city.

MR. PRUSSING.—It does. The Bricklayers' Union controls every trowel that spreads mortar on a brick wall or on a stone wall, because they are amalgamated. The Plasterers' Union controls every trowel

that puts mortar on a wall. The Bricklayers' Union two years ago (I don't know what its numerical strength is now) exceeded four thousand men. This is a statement of fact.

Now, gentlemen, the point that I wanted to make is that we ought, as men, to take some position on this question. Now that it has been introduced, you cannot, to-day, afford to have it thrown up to you that you shirked, that you dare not discuss the question when once introduced. The *Indianapolis Press*, my friend Adams says, heralded to that section of the country that Mr. Adams and his colleagues came to St. Paul in order to make preparations, through the organism of the National Association, to fight the eight-hour day. This eight-hour day has been mentioned on this floor. Now, gentlemen, I take it that you will have full and fair discussion, and if you are of the same opinion that I am, — that its establishment is but a question of time, inevitable throughout the length and breadth of this land, — say so, and prepare yourself for its introduction by establishing everywhere the system of payment by the hour.

The resolution as introduced by our Executive Committee meets my views very much better than the form of the interrogatory on the programme. Personally I see no objection to its passage.

JOHN A. COGGESHALL, of Lowell, Mass. — Mr. President, I would like to ask the gentleman from Chicago a question which his remarks have suggested to me. He just replied to the gentleman from Wheeling that the Bricklayers' Union of Chicago controlled so many trowels, the Plasterers' Union controlled so many trowels, and other unions control a certain number of tools. I want to ask the question, who, then, are the employers?

Mr. PRUSSING, of Chicago. — Mr. President, while the question may not be germane to the subject in hand, as I said before, these Conventions are experience meetings, and we may each learn something. With the Chairman's permission and the permission of the Convention, I will endeavor to answer the gentleman, thinking that it might be profitable, not only to Lowell but other places. We in Chicago, gentlemen, have suffered for years under the dictation of perhaps the most arbitrary trades union in existence. As I said before (and I made the statement advisedly), the Bricklayers' Union control every trowel that spreads mortar. As a consequence, they were the most arbitrary body heard of anywhere throughout the country. How did it work? Among four thousand men, the majority of them fathers of families, having their little homes, who did not attend the meetings

of this Union,—no hall at their disposal that would contain more than four hundred to five hundred anyhow, those who had very little at stake, the regular attendants, the young,—the inevitable result was that their action was most arbitrary and most insolent; but when once passed it was the law of the city, and the employer might as well submit, not being organized to resist the dictations of that or other unions. It became so intolerable that organizations among employers were effected and strengthened, and when the last straw was about to be put upon their backs they made a determined stand and fought through a strike and lock-out in which something over thirty thousand men were thrown out of employment,—not only those who originally struck but those involved in a universal lock-out,—through all building trades. This lasted upward of ten weeks.

Now, gentlemen, the citizens assisted. All of the building trades came in line, the manufacturers of building materials, the architects, the owners, and we were on the point of winning the fight, when, in order not to have that strike like every other strike heretofore, merely prove this body or that body to be the strongest for the time being, but to reap some benefit for the future, we proposed arbitration to them, and they, learning wisdom from the acknowledged fact that they were about beaten, consented, instead of insisting on their original demands. A committee of five was chosen by each party. They met, and selected another as presiding officer, granting him the right to cast a vote in case of a tie. They selected for that position a judge, a man looked up to not only in his profession but in every way, and the result of the week's session of that original conference committee has been the establishment of a committee of arbitration constantly in commission. The principle upon which it was framed was this: That the sum of all employers and the sum of all employees should have an equal voice in the management and arrangement of their trade affairs. Mark it, gentlemen! the sum of all employees and the sum of all employers shall have an equal voice in the arrangement and management of their own trade affairs. This, once acknowledged as just and right, lodged the strength of both organizations, or the sum of both organizations, in the hands of this committee.

I want to cut it short, but it is a valuable lesson. I consider it so, gentlemen. I believe that it is the only practical step towards the adjustment of labor difficulties that has yet been taken. You must get the mechanic, the man who has the confidence of his own body,

of his own union, to be one of the arbitrators, and let the organization of employers appoint those in whom they have confidence upon their part, and let the deciding vote, if ever it is required, be lodged in some one, as the rules of this committee say, neither a mechanic nor an employer of mechanics.

I want to say, furthermore, gentlemen, that, under the presiding guidance of the judge, this original committee worked for eight days. We have since that time worked for three years, and we have not called upon that judge to enter our room again; we don't have to: we became acquainted with one another, and reason and arguments prevail. Naturally the most conservative were appointed by each body, and when they come together and argue questions, at least with us, we have not had to call upon the eleventh man ever to cast the vote for us.

Another thing, a rule of the original conference, or one of the results of the original conference, was that this committee shall be in continuous session, maintained so that the president of each one of the organizations, who, *ex officio*, is a member of the committee, can call the committee together at any time, and that it shall have power to adjust all differences existing between the members of one body and the members of another, or between the members of one body and any one member of another, *that work shall proceed continuously pending the decision of the committee*. Mark it, gentlemen, mark it! *work shall proceed continuously, both parties agreeing to abide by the decision of the committee when rendered*. The walking delegate, at the crook of whose finger every man dropped his tools and left the building, has no place among the masons of Chicago to-day. That power is not lodged in any man, or any committee of men. Work is to continue, pending the decision of the committee, and all questions of that kind are submitted to them.

A DELEGATE. — Mr. President, I move that we now adjourn until 2 o'clock.

The motion was seconded, and an adjournment was then taken until 2 o'clock P. M.

SECOND DAY.—AFTERNOON SESSION.

Convention was called to order by President Scribner, at 2 o'clock P. M.

One hundred and ten delegates responded to roll-call.

The SECRETARY.—The following telegram has been received :—

CABLEGRAM, DATED LUXOR, EGYPT.

SCRIBNER, ST. PAUL,—Greetings from Egypt.

JOHN S. STEVENS.

[*Great applause.*]

And also the following from the *Building Journal*, of Melbourne, Australia :—

Hope to have Australia Builders' Association organized. Have read your third annual report from cover to cover. Will reprint your paper on Builders' Exchange in full. Would reprint the whole report in full, but space prevents.

Mr. MADDEN, of Chicago.—Mr. President, I desire to offer this resolution, and ask the Secretary to read it.

The SECRETARY.—The following is offered :—

Resolved, That during the remaining sessions of this Convention no delegate shall speak more than ten minutes at any one time nor more than once on any one subject, until each delegate desiring to be heard shall have had an opportunity to do so, and then by unanimous consent only.

Offered by Mr. M. B. Madden, of Chicago.

Mr. MADDEN.—I move its adoption, Mr. President.

The PRESIDENT.—Gentlemen, you have heard the motion. It is seconded. All those in favor signify by saying Aye; contrary, Nay. Carried.

The recommendation of the Executive Committee on the shorter day will lie over, in accordance with the programme, until to-morrow morning at 10 o'clock. The first business for the afternoon session is the discussion of the question: The lien laws: Shall the National Association recommend that they be abolished?

The discussion will be opened by Mr. Prussing, of Chicago.

ST. PAUL, Jan. 28, 1890.

MR. PRESIDENT, AND GENTLEMEN OF THE CONVENTION,—To all employed in building, to the owner as well as the mechanic, the contracting builder, the subcon-

tractor, and the dealer or manufacturer of building materials, there is no subject perhaps of as general interest as the lien law. At common law and in equity no lien upon the land can be established by persons making improvements thereon, and no statutes have been enacted in Great Britain to this day securing in any manner to the mechanic or material-man a lien on the buildings their industry or capital has contributed to erect. The lien laws of this country are exclusively created by statute.

The first attempt to create a mechanics' lien arose from a desire to establish and improve as speedily as possible the city of Washington as the permanent seat of government of the United States. At a meeting of the commissioners appointed for this purpose, held Sept. 8, 1791, at which both Thomas Jefferson and James Madison were present, a memorial was adopted urging the General Assembly of Maryland to pass an act securing to master builders a lien on the houses erected and land occupied, which was, during the same year, followed by the passage of a law as requested. The next statute on the subject was passed by the Legislature of Pennsylvania in 1803. "These statutes," says a learned reviewer, "while they contained the germ of all subsequent legislation on the subject, are imperfect and meagre in comparison to the state of the law at the present time." Mark that the original commissioners and the statutes passed upon their recommendations mention only the master builders, or, as we would perhaps express it now, the person employed directly by the owner.

Gradually this provision has been enlarged so as to include claims for wages of mechanics and laborers employed upon the building, though hired by contractors or others selected by the owner. This has been advocated and adopted on the ground that the owner may properly be held responsible for wages due mechanics and laborers from persons selected and employed directly by him, and whose antecedents and business standing could be investigated by him far better than by wage-earners.

While the legislatures of the various States were content to let the matter rest there, the lien laws were beneficial in their operation. But we live in a progressive country, or, rather, forty-two progressive countries now, and it is the business of each legislature to improve or attempt improvements upon the work of its predecessor and that of neighboring States.

People argued that if it is proper to protect the builder and mechanic by a right for lien, why would it not be good also for the person furnishing materials? in fact, all and everybody whose goods or labor enter into the construction of buildings? And, because in the absence of positive experience on the subject there were none to answer this query, amendments upon amendments were adopted from year to year, constantly extending the scope, ever bringing more classes under the so-called protection of the lien law, and making its provisions more technical and involved, until now thoughtful men everywhere are ready to acknowledge the lien law of to-day to be a delusion and a snare, and it has become possible, under a feeling of absolute disgust with the operation of said laws, for builders to declare it preferable to do business without any lien law at all. Now we have the experience: now we are ready to answer the query. Indeed, it is not well that protection by the right of lien should be extended to anybody beyond the mechanic and laborer employed at building and the person directly employed by the owner. And why? Because in the light of experience we now know that all parties in interest suffer, and the true intent and object of the statute is defeated thereby.

To illustrate: The parties in interest are the owner, the architect, the contractor, the subcontractor, and material-man, the sub-subcontractor if you please, the mechanic and laborer employed at the building, and the mechanic and laborer employed away from the building, in shop or quarry, in the preparation of material finally incorporated in the structure. For in some of the States all these different classes have sought and obtained enactments for their protection.

The owner suffers in being obliged to satisfy himself, and strictly, under the provisions of a super-technical law, that all claims have been discharged; he is made in effect the paymaster of his own contractor.

The architect suffers as the agent of the owner, but as there is now one grand National American Institute of Architects we may safely leave it to voice the acuteness of his sufferings. Nor need we discuss here the uselessness of all lien laws to the wage-earners, but for ourselves we well may speak. The contractor suffers under the business annoyances prepared for him by the law, and which he cannot escape, no matter how careful or prompt in the management of his business, no matter how able financially to meet his every obligation, and above all in creating and fostering unfair competition, because entered into by persons with all to gain and naught to lose.

The subcontractor and the material-man suffers because he relies on the fancied security of the lien law instead of the character and business standing of his customer, the contractor, and from resulting financial losses, and so on through the entire list. Each is disposed to rely on some fancied (because ill-understood) protection afforded by the lien law, instead of business sense and business principles, employed and found satisfactory in other branches of trade.

Loss to material-men and subcontractors under the operation of a lien law, or without it, results from, firstly and principally, the stupidity, carelessness, or ignorance of the contractor, or, secondly, the corrupt collusion of contractor and owner to defraud, or thirdly, unforeseen accidents.

But, whether this or that, it is always something the matter with the contractor, — with the man who is the direct customer of the material-men or subcontractors; the man who applied for credit, and who should not get it, law or no law, from a man who sells brick or lumber any quicker or, on any other basis than he would be accommodated to the same amount by the man who sells dry goods or groceries.

If it had been the intention of our law-makers, and the persons them thereunto moving, to wipe out contractors as a class entirely, it is difficult to imagine any measure more effective than the successive enlargement of the scope of their ill-advised lien law.

But certainly this was not their intention. The material-men particularly did not intend to destroy the financial ability and standing of their regular customers. And still this has been the result, and must be the result everywhere, because legitimate and logical. With a clause in the lien law providing "that the aggregate of all liens shall not exceed the sum of the original contracts," the principal care of the unscrupulous owner is to accept the lowest obtainable bid, no matter how unreasonable or inadequate to the work to be performed. He need not care, for the sum of his contract is the measure of his liability, and if loss results, the law will kindly pro-rate the same among the deluded subcontractors and material-men, who put their faith in its protection.

On the one hand, by unscrupulous owners, financially irresponsible persons are

encouraged to estimate on and take work, because, having nothing to lose, they can afford to take chances and make figures, with which the prudent with accumulated savings cannot compete, and on the other hand, the same irresponsible persons are supplied by material-men and subcontractors, who rely on the security of their lien.

The result has been that the painstaking mechanic whom we formerly knew as a contractor, responsible for, and promptly discharging his every obligation, has been superseded, in many instances, by a class of irresponsible speculators, frequently not trained in the trade or work they contract for, to the serious deterioration of the quality of work by them undertaken, who stay in a place while "in luck," as the phrase goes, and skip when the turn comes.

And so well is this understood that the execution of important and really good work is seldom intrusted to the contractor as we know him to-day, but is done by day's work, or under the percentage plan.

As stated heretofore, this is the legitimate outcome of the ill-advised extension of the protection of the lien laws beyond their proper province. The time has come to call a halt. At our last Convention it was

Resolved, That this Association request the governors, legislatures, or authorities of each State, district, and Territory in the United States to take action to secure amendments to lien laws so that they shall cover the following classes of claims, *and none other*, namely:—

1. Claims for wages of workmen actually employed upon the property liable to attachment by the owner, and
2. Claims for labor and materials furnished direct to owner either by contract or upon his order; and

Resolved, That all filial bodies be recommended and urged to do their utmost to secure the above-desired action.

To borrow an expression from the German, this is and must remain a "pious wish." As far as at present advised, no legislature has complied with the request, nor has any filial body "done its utmost to secure above-desired action." Why? Because the answer from material-men and the members of the legislature would have been, No! All lien laws are class legislation, and it ill behooves you as builders to urge the abrogation of rights of subcontractors and others which you desire to retain for yourselves.

No, gentlemen of the Convention, the position is false and untenable.

For your benefit as a class the first lien law was passed: 't is meet that you should be the first to ask for its repeal.

Boldly throw your banner to the breeze and let the world know that we as builders want "no lien laws at all!" Let all unite in urging their erasure from the statute books.

This cannot be accomplished in a day, or a year, or ten perhaps, but there are many among us to-day young enough to see the realization of this reform, and to profit by its fruits.

When no longer hampered by lien laws, the building contractor will become a business man, and his occupation a legitimate calling; irresponsible competition will cease, ample capital be invested, and legitimate profits will result; then reputation and character will count in this as in other callings; the fancied security of the subcontractor and material-man of to-day will have given way to the real and substantial

security of dealing with responsible and competent builders; none others will survive. But, I think I hear some one say, How will it be possible to do business without a lien law? Why, had it not been for the lien law, I would have lost large sums of money several times in the transaction of my business.

No, my dear sir, you would not. Knowing that you had to rely on yourself alone, you would have demanded security ere you had given large sums of your money into the possession of others, and they would have furnished it. That is all.

The builder needs the lien law no more than the banker does.

Nor let it be urged that without a lien law it will be impossible for a painstaking and competent mechanic to go into business for himself unless he has money. No, gentlemen, 't is not so. The competent and deserving do not remain on the bottom round in other callings. To the sure-footed and fleet belongs the race. Money is but the expression of confidence in a man's ability, honesty, sobriety, in short, success. Let him show himself worthy of that confidence, and he will have credit; and that is but another name for money. 'T is true he may not rise so rocket like, his progress may be slower, but certainly he will not down so often like a stick, his growth and progress will be solid and substantial because deserved and earned. It will require something besides gall and cheek to start business, but, when established, it will represent something, and character and reputation will find their reward.

Gentlemen of the Convention, let us all join hands in this effort at reform; when united we cannot fail. We must free our profession — the calling we are all so proud of — from the incubus resting thereon, raise it out of the slough into which it has been gradually disappearing, and place it on a solid, firm foundation.

Paternal protection may have been required in the days of Jefferson, now it is a detriment. We have been kept in leading-strings long enough! The time has come to assert our manhood! Down with all lien laws!

Respectfully submitted,

GEO. C. PRUSSING.

Mr. President and gentlemen, with your consent, I will now introduce the following:—

Resolved, That it is the sense of the building contractors and material-men in National Convention assembled that the best interests of the entire body politic demand the repeal of the various lien laws heretofore enacted; and

Resolved, That we, being the class for whose protection they were first introduced, recognize their operation as injurious to our business, and wrong in principle, and pledge our efforts to the total repeal of said laws as far as they relate to our calling; and

Resolved, That all filial bodies be recommended and urged to do their utmost to secure the above-desired action.

The PRESIDENT.—It was expected, I think, that Mr. Richard Deeves, of New York, would reply to the able paper to which we have just listened, but the hour has arrived at which, by the order passed by you yesterday, it is necessary to commence the discussion of the

resolution offered by the Committee on Builders' Surety Company, so that, unless we have unanimous consent of this body, we cannot go on with the discussion of the lien law at this time.

Mr. MADDEN, of Chicago. — Mr. President, I move that the consent of this body be granted to Mr. Deeves to read his paper, after which we take up the question of the Surety Company.

Mr. Madden's motion was seconded and carried.

Mr. RICHARD DEEVES, of New York. — Gentlemen, I feel, in answering to this able paper read by my friend, Mr. Prussing, of Chicago, that I have no easy task. He has presented his side of the case in a very able and thorough manner. I feel that I have to deal with the Demosthenes of this Convention on this subject, and I feel I have a weighty job on hand to convince you to the contrary. But I feel that when a person has right on his side, "one can chase a thousand, and two put ten thousand to flight."

While at the last Convention, held in Philadelphia, I was greatly surprised to find there was so much antipathy to the lien laws, I had not before heard or known of any opposition to such laws, especially from mechanics. I have heard different suggestions that the mechanics and tradesmen who furnish material shall be preferred to a mortgage or other incumbrance filed prior to a lien. I especially noticed this opposition of last year as coming more from the members of the Convention hailing from the West than from any other section of the country, and I could not then account for the opposition.

It has always seemed to me that prudent business people would never recommend anything that would deprive them of a remedy or throw away any opportunity of collecting their honest claims. It would not look business-like to me for a tradesman to do so, but as I came from the East, where we have to be somewhat old-fogyish, I concluded that the great West, where cities are built in a day, and where men are so progressive, and do everything which they undertake on such a grand scale, — I concluded, among other great discoveries which they had made, there was a new and a better way to collect bad debts, and I felt that the East would very much like to know how they do it, but I failed to get the information I sought, and it is only within a few weeks that I discovered one of the causes of this opposition. A book was handed me in the Exchange in New York entitled "Hand-book of the Builders' and Traders' Exchange of Chicago," and glancing through its pages I came across a synopsis of the lien law of the State of Illinois, and after carefully studying it, the mystery

of the opposition was explained. I no longer wondered why tradesmen should want so-called lien laws abolished, for, if the lien laws of many of our States are like the law of Illinois, the mechanics and tradesmen have no protection under them. They are a delusion, and, to use the words of my friend, Mr. Prussing, "They are a delusion and a snare to every mechanic and tradesman who places faith in them." The proper title for such a law would be "How Mechanics and Tradesmen can be defrauded by Illusory Lien Laws."

Under this law of Illinois, if a contractor fails to make a sworn statement when he seeks a payment from the owner, giving "the name" of every subcontractor, mechanic, and workman in his employ, or person furnishing materials, and the rate of wages, or the terms of contract, and the amount due and to become due to them or any of them, and unless such sworn statement is given as required, the contractor has no right of action or lien against the property." Just think of that! Every time you go to ask a payment you have got to make such a sworn statement to such a paper.

The owner may at any time during the progress of the work demand, in writing, of the contractor, the statement above described. And (here is another absurdity) "if the contractor fails to furnish such statement within five days after the demand is made, he forfeits to the owner for every such offence the sum of fifty dollars, recoverable in an action of debt." Where is the contractor to be free, under such a law as that? I don't wonder my opponent wants to get rid of lien laws; and so would you.

And in addition to the foregoing, as if to make it more humiliating to the contractor, the law recites: "And thereupon the owner, lessee, or his agent shall retain, out of the money due or to become due to the contractor, an amount sufficient to pay all demands shown to be due by the contractor's statement, and shall pay the sum to the persons entitled." Takes it right out of the contractor's hand: he becomes both holder and paymaster.

The law further states that "a payment of money made by the owner, lessee, or his agent before such statement is made by the contractor is illegal, and does not affect the rights of such subcontractors, mechanics, and workmen to a lien." It puts a penalty on an owner of double payment if he should violate the provisions of that lien law.

Let us look into such a lien law. In the first place, in order that the contractor may have a right to a lien, the law states, in so many words,

whenever he wants a payment he must give the owner a sworn statement of his pay-roll, the rate of wages he pays (thus going into his secret business), and the amount and nature of the bills owing him; and if any are not paid, the law makes it obligatory on the owner to deduct the amount, or, failing to do so, if the contractor did not, the owner would have to pay the second time. If I were doing business under such a law as that, I would consider it my duty to do all I could to have it abolished. Under such a law, gentlemen, the contractor becomes a serf. There is no independence about him. He don't appear to have any rights that any man that has got any money is bound to respect. Should he attempt to recover on a lien, the lawyer for the owner would very quickly find some technicality by which he would beat the plaintiff, through a clerical error in the spelling of a name, or a mistake in the amount of wages paid, or through some other legal quibble would find himself worsted in the fight, and, in addition to the loss of his money and paying his lawyers, would be saddled with costs. I venture to assert that a contractor to-day in the State of Illinois, under that lien law, could not collect a dollar on a lien if the owner had an able lawyer to defend him. It would be far better to lay the lien law aside and bring suit under the common law, if the owner were worth anything, and if not, for the sake of his pocket and peace of mind, it would be better to charge it up to expense account and call it loss.

As if to throw further obstacles in the way, and to make sure that there would be nothing left for either contractor or workman under the law of Illinois, "all parties filing liens without any order of priority share *pro rata* in the amount due," thus making a scramble for the "boodle" between the lawyers and a Kilkenny cat fight between the lienors, thus depriving the diligent creditor of any benefits through priority of claim.

A proper lien law is a very necessary thing to protect honest contractors, subcontractors, and workmen, but it must be simple and equitable.

In maritime law the procedure of libel, which is the equivalent of a lien law on land, dates back to the Phœnicians (a pretty old precedent for lien law goes back to Jefferson), and handed down to the present time by various nations. This law of libel goes further than our lien law. The mechanic, or sailor, for his wages, can libel a vessel in any port, and that claim holds good against her under any flag until discharged by some court of competent jurisdiction.

Why should we not have lien laws? Is there anything wrong in a person trying to collect what honestly belongs to him? Is it not his duty to his creditors, to his family, and himself to collect, if he can, the money due him? I know that the courts hold, I know by experience, that a man may lie, and do other things which in themselves are wrong, in order to obtain that which is his own. What is there wrong in a fair and equitable lien law?

In an active business experience of over twenty-one years I have never known an honest owner injured by our lien laws, nor do I ever hear honest owners complain of a lien law.

A lien law should not be made so as to give greater advantage to one class of men than the other, unless it be the workingman. Even in this respect our legislators are given to extremes in order to pose as the workman's friend, and are continually tinkering with the law and making it harder to collect a claim under it. The more simple the law, the easier to collect the claim.

We have now in the State of New York, we think, one of the most simple and effective lien laws which has ever been enacted, a law under which any person who has an honest claim, whether as architect, builder, material-dealer, mill-owner, mechanic, or laborer, can collect his money. Yet I find it has been amended, and, in my estimation, weakened since its enactment in 1885. I happened to have the honor to be chairman of the committee of mechanics and contractors who got that law through, and I watched it very closely, and, being a member of the Real Estate Exchange, of which we have a committee on buildings and mechanics' lien laws to take cognizance of all papers and bills introduced in the Legislature of the State of New York affecting real estate, as a member of that committee I have had the privilege of stopping the enactment on several occasions of additions to this lien law which would have injured and weakened it very much. I understand there is a movement now on foot to further amend it, ostensibly in the interest of the workingman.

Now our present law is good enough, for there is not a man in the State of New York, whether he be on a farm digging around a tree or improving a gentleman's estate, if he has an honest claim, but can go and collect his money on it. If they attempted anything of that kind they would go too far, because our present law goes as far as it can reach in that line. I cannot see how they can improve in this respect unless they amend it so as to take precedence of a mortgage already filed, and in that case it would conflict with the common law.

The courts would decide against it. Vested rights must be made secure, else there will be no confidence nor enterprise.

Some persons may say, "Why should the contractor (my friend from Chicago says so) or the man furnishing materials and labor be protected more than any other class? Why should they not carefully inquire into the standing of the parties, the same as the merchant, before making a contract or the doing of any work?"

The case of the contractor is very different from that of the merchant who sells a bill of goods to a customer on credit,—altogether different. The merchant has his choice to keep his goods and wait for a cash customer, or give credit and take his chances; but the contractor has no such option. He has to place a certain amount of labor and materials in the shape of improvements on premises belonging to the owner, which, when placed there, are no longer his, and cannot be removed by him without the consent of such owner. The owner then can sell or mortgage, and wipe out all title the contractor had to the improvements. Without the employment of a lawyer, at considerable expense, the contractor cannot tell how much equity the owner may have in the property he desires the contractor to improve, and if he did employ a lawyer, and found there was no incumbrance against it on record at the time, yet there might be an unrecorded mortgage or judgment in existence, which, when placed on file and attached or foreclosed, would wipe out the contractor's or mechanic's equity in the improvements. The owner may become nominally insolvent, but yet manage to save enough from the wreck to live well afterward. The contractor has no redress unless there be a good lien law and he takes advantage of it.

The banker has a decided advantage over the contractor, or the trader who furnishes the materials, or the laborer who furnishes service, in the fact that he gets in his lien on the property before he advances the money. The contractor cannot exact this. You try it, and see if you will get a contract, and how many you will get. I will guarantee that ninety per cent of this assembly would die in the poorhouse before they would get a contract under these conditions. The livery-stable keeper has a lien on your horse for his unpaid board, or upon your carriage for the keeping of it. The hotel at which our delegates are stopping can lien our *grip*, and if we intend to skip without paying our board bill, if they get proof that we were "repeaters" in this line, the law would lay its grip on us.

In my own personal experience, the lien law of the State of New

York has directly saved me over \$50,000, and indirectly many thousands more. My friend, Mr. Prussing, may say that I did n't use ordinary judgment nor ordinary care and caution. I felt that I did. In a business career of twenty-one years, doing contracts to the extent of nearly ten millions of dollars, I do not think to-day my books would show \$5,000 of bad debts. Yet with all the ordinary care that I used, I know I would have lost over \$50,000 were it not for the lien law of the State of New York; and the most of this was collected under a lien law which had in it many incongruities. I suppose there were ten or twelve lien laws on the statute books of the State of New York during that time.

Mr. PRUSSING. — Seventeen.

Mr. DEEVES. — Seventeen; they were all repealed. We have to-day in the State of New York but one lien law, covering the whole State. Where there is a good lien law, such as we have in New York, it is very seldom that the plaintiff has to carry the case (if he have an equitable claim) to a final decree in the courts. The case is generally settled before it reaches that point; and this is one of its greatest virtues.

Of the amounts I have been saved through a lien law, I had to foreclose in but one case, and I effected a satisfactory settlement in this case before final adjudication.

The greatest benefit, I consider, in a lien law comes from the fact of its being a cloud on the title, which, when placed there, is like the libel on the ship: it sticks to the property, no matter who the owner is, until discharged by payment or order of court. I also know that, were it not for the fact of having a lien law, contractors and others engaged in furnishing materials and labor would be cheated, very often, out of their money. If we had to go into court and waste our time in a suit, and be subjected to all the annoyances of the laws, delay and uncertainty, and the chances of being beaten, through some technicality, or the perversity of some juror, we would let a great many dollars be taken from us rather than undertake the suit. But with the possibilities of a cloud being placed upon his title, the owner will pay before having his property liened. One case in point as to the powerful leverage of a lien in my own experience. I had taken a large contract, nearly \$200,000, for one party, but at the end of the job the architect wanted to force me to do a thing that I had no more right to do than any gentleman here. It was equivalent to putting on new roofs, which, through the architect and owner,

they had destroyed. I told them, "Mr. So-and-so, I give you forty-eight hours to pay me that, or I lien your building." The architect said, "Well, if you are going to buy a fight, you better fight with your money in your pocket." After the time specified, did n't pay me: I put on the lien. In about two months' time my lawyer had a note from his lawyer stating they were willing to pay me the actual amount due me and allow me to take judgment against them. My lawyer sent the letter to me, and I wrote immediately to that gentleman telling him that his check was sufficient for me without any publication of judgment. I met him at his lawyer's office, and received his check. I did a hundred thousand dollars' worth of work for that man afterwards. He did n't want to see his lawyer: he found he had made a mistake. By standing on my rights I made that man my friend. He is my friend to-day. If I had n't that lien law at my back, and had allowed him to beat me, I would have been only a cur.

I think it was the late Commodore Vanderbilt who said, "It is easier to make money than to keep it." For every dollar we make there are numerous persons doing their utmost to get it away from us. The hard-fisted, honest contractor, material furnisher, or toiler is good game for the gentleman who lives by his wits.

Why should we throw away any of our safeguards? Is the boatman so reckless as to throw away his oar? On the contrary, we should strengthen them where weak and hold on to the oar every time. Because some other trader in his business has no protection against beats and swindlers is no logic why we should go unprotected. I believe in protecting every honest man, so far as we justly can, against all species of dishonesty.

If any of our lien laws are defective, weak, or deceptive, have them amended; look into the laws of the various States and adopt what is good in them, but reject the bad every time. And when you have a good law, stop this eternal tinkering which nullifies the good of most of them.

We can learn a great deal in this respect from the British Parliament. We may think we are away ahead of the times, but if we cross to the other side we can find things that are worthy of adoption, and this is one of them: All bills to be offered have to be submitted to Parliament lawyers, appointed for that purpose, three months before Parliament meets, and they scrutinize them and see whether they conflict with some other or with the principles of the common law. If so they will be thrown out, and if not they will be reserved. This saves the nation a great deal of vicious legislation.

Have your lien law simple and easily understood by the layman as well as the lawyer. Make it beneficial to the honest owner as well as the contractor, trader, or toiler, and when you have such a law the collection of your honest claims will be made easy. When you have such a law as this on your statute book, let your organizations watch it; put it into the hands of a committee, for vicious legislation would kill it, as Mr. Prussing has recited here this afternoon. Because A may have a bad law is no good reason why B, who has a good law, should abolish his. Rather have A reconstruct his bad law so that he can have the protection to which every honest man is entitled.

Mr. Prussing stated here this afternoon that the original lien law of this country was suggested and introduced by Thomas Jefferson. It does seem to me, gentlemen, that that is a pretty good authority for a lien law. If Thomas Jefferson was good enough and able enough to write the Declaration of Independence, I believe he had foresight enough to see that an honest toiler, whether with his brain or his hands, should have protection when he improves a man's property. I know in my own time the wage-earner, the hard-fisted mechanic (what we all sprung from), were beaten out of their money. Saturday night, no wages for them: the contractor had failed and skipped. That is the exception to-day, gentlemen. The lien law protects them, and they have a rule in their assistance which I admire, and give them credit for, compelling the contractor to pay at certain times, or if not they won't work for him. I admit that this lien law is not often successful with subcontractors, but I have known where they have collected honest claims under it through their very leverage. Throw that cloud upon the title, and the owner saw that the contractor paid them, and made it his personal business, through his architect, to see that those parties were paid. But if such law affords any protection, why should he not have the benefit of it also? I believe every man, as I have repeated before, should have every chance to collect his honest claim; and I would go further: if it were possible for the baker or the butcher to collect his money, I would give it to him; but, in the nature of the case, very often it is pretty hard to reach.

It is suggested here by my friend, Mr. Prussing, that the contractor should look after security before he takes his contract. How many of you here to-day, gentlemen, would go to an architect or an owner and tell him: "Here, before I do this job for you, I want security for my money." You are repeatedly asked to give security, which is absurd.

But if you asked the owner himself, to furnish you with security for your money, would you get the job? As I said before, we don't want to die in the poorhouse; ninety per cent of us would. Get bonds from owner? Just imagine it. Why, he would say to you: "Mr. Jones, there is the door; Mr. Smith is ready to take this; he does not want any bonds."

What are you going to do, gentlemen, as long as there is free competition? When the building business becomes a trust, then we can select John Jones for this man and James Smith for that one, but not until then. Under such a system as this, how many beginners could get security from an owner? Why, we oldest ones could n't do it. Under that system the building business would become a trust, and in the hands of the older builders only. We would have a monopoly; the few journeymen would have no show at all; they would have to keep their noses at the grindstone all the days of their life.

Now, gentlemen, I think I have presented my case. I think I have justice on my side, and I would offer this resolution: That all good lien laws be let alone and the bad ones improved.

MR. PRUSSING, of Chicago. — Mr. President, I rise to second the motion of my friend. Those are my sentiments, and I adopt the argument made by my friend *in toto*, as supporting my side of the question. If I am in order, I second the motion.

THE PRESIDENT. — The innocence of Chicago is simply refreshing. The gentlemen will please understand and remember that by general consent the two papers upon the Lien Law were to be read, although overstepping the time which belonged to the Builders' Surety, therefore the discussion of the resolution offered by the Committee on Builders' Surety is before you in the regular order. As the Chair understands the matter and remembers it, we yesterday accepted and approved the report of the Committee on Builders' Surety, but did not take action upon the resolution thereto appended. It is now properly before you. A motion to adopt will be in order.

MR. MADDEN, of Chicago. — Mr. President, I desire to offer reasons why this resolution should be voted down: First, I desire to read some of the sections of the recommendations of the prospectus of this company. Section 3 goes on to set forth: "These shares of stock to be issued annually to members, either active or honorary, of bodies affiliated with the National Association, and, if found practicable, to the said affiliated bodies themselves, thus insuring a holding composed of contractors in the various building trades, or persons engaged in

similar pursuits." And the fourth section says: "At least say one hundred thousand shares to be held in trust to allow for apportionment, as follows: each filial body of the National Association which maintains its connection therewith, by payment of the yearly dues required by that body, to be allowed and apportioned on the books of the company stock at the rate of five shares for each member of the said filial body as shown by their payment of *per capita* assessment to the National Association, the same to be adjusted annually."

I desire to say that if any company is organized with a capital of \$1,000,000, \$400,000 of which capital is taken from the earning body of this company with this one hundred thousand shares of stock, which is held out here as a bait, to be distributed among the Exchanges of the United States, is simply a farce, because if you take two fifths of the working capital away from the earning capacity of this company and hold it in the treasury and attempt to declare dividends upon the entire capital, you will simply have no dividends to declare. And it seems to me that under such circumstances this National Association ought not to be asked to give its indorsement to any such proposition, for the reason that if, by giving our indorsement, the Exchanges represented by us should subscribe to the capital stock of this proposed corporation, and the workings of this corporation should turn out to be detrimental to their individual or collective interests, we, as delegates to this Convention, would be charged with acting in bad faith and exceeding the authority given to us as the delegates of the various Exchanges of this country.

It is said that this one hundred thousand shares given to the various Exchanges will be represented by directors who are the delegates at large of this Convention, and, in consequence of this representation, the interests of the various Exchanges will be properly attended to. Admit the truth of this statement, and let us see where we are. The intention evidently is, with the indorsement of this Convention, the various bodies represented by us will contribute, or subscribe, if you please, to the capital stock of this company; and there is no doubt but if they do subscribe that they will at least subscribe for one hundred thousand shares more of the capital stock in addition to that set aside for their benefit, thus giving them \$800,000 of the \$1,000,000 of capital.

Now, let us see where we are. This one hundred thousand set aside to their benefit is to be in the hands of a trustee. This trustee is to be the treasurer of this company, and while, nominally, the Exchanges of the company control the capital stock of this

company, their voting capacity enables them only to vote upon a minority of the stock of the corporation, and in consequence of that they would have no voice in the making or changing or amending of the by-laws; and I therefore believe that, under these circumstances, the delegates to this Convention should vote down the proposition.

The PRESIDENT. — Are there any further remarks upon the adoption of the resolution?

Mr. MURRAY, of Chicago. — Mr. Chairman, while I am in sympathy with the policy of such a company, I do not feel that we were delegated to enter into any financial engagement under the associations we represent, and I would deem it of the best policy and deem it as acting in good faith with affiliated associations, that they voice their own sentiments as to whether they would enter into any such business transaction, and thus believing, I have prepared a resolution as a substitute for the resolution before the house: —

Whereas, The report of the Committee on Builders' Surety Company demonstrates that the formation of a corporation having a business policy as outlined in said report will be of great benefit to the building interests of the United States; and

Whereas, The present committee, by reason of their personal worth and experience in the investigation of said subject, are well prepared to carry forward the project as set forth in said report; therefore, be it

Resolved, That this Convention recommend the formation of a company, and, to filial associations, the adoption of such resolutions favorable of the support and patronage to said company; and be it further,

Resolved, That said committee be continued, and endeavor to organize a company as herein outlined.

The PRESIDENT. — Is there a second?

The resolution was seconded.

Mr. HARRIS, of Philadelphia. — Mr. President, I never had any experience in getting security, but I have a recollection of a friend of mine who wanted to get a hundred thousand dollars' security, and he travelled over old conservative Philadelphia, and every one of the financial institutions there told him they would be very happy to serve him provided he would bring them bonds to the amount of one hundred thousand dollars and deposit with them, and they would only charge him one per cent for the security. "Why," he says, "if I had a hundred thousand dollars, why should I come to you for security?"

Now, I think it is pretty near time that a set of men that handle as much money for other people as we do should enter the market. There is in Philadelphia, I should suppose, about twenty-five to thirty

institutions that have entered the market for the purpose of furnishing security for builders ; and there is no doubt there is a great deal of money in it. There is no question in my mind that this Association should indorse it in every manner and means that is in their power, and take this money that we and others are paying to these people and keep it amongst ourselves.

This is the day of securities ; you can hardly get a contract without giving security. The owner don't give anything ; he takes everything ; but you have to give security almost equal to the value of his building. Now, no young man who is entering business can compete with the older men. He has no rich friends to go on his bond, he has no money, and, the consequence is, he has got to struggle along at the bottom until he gets money or makes friends enough to get to a position that he ought to have, which takes him probably ten or fifteen years.

As I understand the position this company takes, they lend bond to the man upon his personal security, upon the reputation that he has made in the business, and possibly one or two good names of friends who have confidence in him. And that is what we want ; and we want the money that we put into this institution for our own use, to be returned back to us in dividends. I am free to say that I am one of the enthusiastic admirers of this bill. A man told me no later than last night that they expected to charge only one per cent and declare five per cent dividends. If that is the case, I think we are becoming a company of bankers, and I want to get into it !

MR. BLAIR, of Cincinnati. — Mr. President, I have had a delicacy in speaking on this subject, from the fact that I am a member of this committee, but it occurs to me that in the arguments advanced by the two Chicago gentlemen they have failed to study this paper as fully as they should, because I know, as a member of the committee, that it was not the intention of any one of the committee to obligate the National Association of Builders for one cent. There is nothing in this document that will commit a delegate to this Convention for one cent for the affiliated body which he represents in this National Association. We read in this resolution, at the end, "that the Committee on Builders' Surety be, and is, hereby continued as a standing committee, and is instructed to secure as soon as possible the establishment of a company," this company to be outside of the National Association of Builders altogether, this company to assume the responsibility of the \$1,000,000 worth of stock, — 250,000 shares at \$4.00 apiece. There are men no doubt in the building business that will

take this stock. They have sufficient confidence in the revenues to be derived from dividends on this stock to take the whole amount, whether the National Association or affiliated bodies want it or not. The only reason why the company would like to have the National Association of Builders interested is to derive a revenue without the least risk at all. There is not one cent of risk in this, and it occurs to me that after this was printed, distributed, and a night intervened, and the members or delegates could study this thoroughly, no question as to the liability of this Association or affiliated associations should be a feature in the argument. As I said at the start, being a member of the committee, it is not my place to discuss this, but I could not sit still and hear the arguments about the financial responsibility of the National or filial bodies in case it is adopted. Now, we well know that when we have had to give bonds for government work, State or municipal work, it is quite a delicate matter to ask our friends to go as surety for us. We imagine it does n't cost anything; but the fact is, if you ask a friend for a bond, he may in a week or two ask you to indorse his note. The favor should be reciprocated. And if there were nothing to be gained financially to the National Association of Builders (and we know it to be a fact that it will be a financial *benefit* to the Association), — if there were nothing to be gained financially, it would at least be to the members of the affiliated bodies, the individual members, a benefit of great importance.

There is another thing: The matter of builders' risks, in an insurance way, would follow this. Every one knows who takes out a builders' risk, — every insurance man in the country knows what money is made from a risk taken for a builder in the construction of a building, — every one knows the amount of money paid by the building fraternity of the United States to insurance companies, and also that we as builders should have the benefit of this expenditure. We also know that in the risk of accident to employees this matter could be calculated to a nicety, and a revenue which would be immense would accrue to us as shareholders. If we do not desire to run the risk of shareholders, we would be holders of stock in trust with no liability. It occurs to me that the scheme is of vast importance, much beyond what the majority of the members realize. I would like to hear the feelings of others. The committee have made this the work of more than two years. This matter was discussed at the Philadelphia Convention last year. We had the advice and experience of Mr. Stevens, our ex-President, who is now across the water, and his report of the

workings of companies like this in Philadelphia led us to suppose that in offering this it would be of vast benefit to the Association and to the individual builder.

Mr. MOULDING, of Chicago. — Mr. President, I deem this question of grave importance. Insurance, as a general thing, in all its features is one of very great importance in America. Now, in my own experience, as has been stated by the gentleman who just sat down, I am called upon constantly to give security to my customers, and, of course, being my customers, I am compelled to give that security very many times when I can hardly think I am justified in doing so. Another thing I am called upon to do, from outside matters, outside associations, is to go upon a bond. And then it comes to me constantly from some of these outside associations, "What do you know about So-and-so?" And it strikes me this would be just the same sort of an association. They would ask me, you would ask me, as an association, "What do you know about So-and-so as a contractor? Shall we give him bonds?" And it appears to me that it is very much better that we have this association in our own hands, rather than that we shall pay a large amount of money to outsiders. And you take every insurance association of this character, and you find that they started with scarcely any capital, and in two or three years have grown immensely rich. Now, to my mind, I deem that it would be the wisest thing that we could do to enter into this plan recommended by the committee. We take no risk in the matter. This is an association formed outside of this Association, but by passing this resolution we give it an impetus, we give it a start, and I deem that it would be advisable to give this committee the power to start an association, and I have no doubt in my mind but that it would receive all the backing that it requires.

Mr. SAYWARD, of Boston. — Mr. President, I would like to say a few words in support of this plan which is offered, which will, perhaps, illuminate the minds of some of the delegates who may not be sufficiently informed by the printed report which we have placed before them.

It may be true, Mr. President and gentlemen, that one of the ideas underlying the formation of this Association, as my friend from New York says, was to elevate the mechanic, but we also will find, upon reference to our Constitution, that it says also it shall be to foster and protect the interests of contractors in every possible way.

This is a subject which, for the three years that we have been in

existence, has been agitated and talked in public and in private a very great deal ; and in the contact which I have had with the various filial bodies, during the last few years, this subject has been sure to come to the surface, for, whether it be possible or not at some time in the future to get rid of giving bonds at all, it still remains certain that we must give them now, and must give them for a long time to come. The builders have been constantly saying : " Why is it not possible for us to have an organization of our own of this character, as it relates primarily and entirely to building, and have it among ourselves ? " We do not purpose establishing this company solely as a money-making affair, but we see that it is a most desirable thing for the builders to protect each other, and by the formation of a company upon this basis it will virtually be putting behind every responsible builder, all of the builders of the country, men too who are competent to know whether the contract offered is a proper one, whether it is safe for a bond to be given upon it, and whether the man who offers to do the work and secure the bond is a party that is responsible and good in the line of being a proper mechanic and contractor.

I cannot conceive how the gentleman from Chicago should have found such " a mouse in the meal " as he has in this plan. There is not a word in it that really substantiates any of the statements that he makes. The plan which is offered is one which we state in the opening is covered in the following general propositions as "*substantially* the basis upon which the company shall be organized and apportioned ; these propositions to be *subject to modifications* by the committee, said modifications not to impair the general intent and purpose therein and herein set forth." He bases a large part of his argument against the establishment of this company upon the number of shares that were stated here. Article II. says that the stock shall be limited to "*say* two hundred and fifty thousand shares." It was simply put in that form in order to be fairly definite, for in presenting any plan of this character it is a great deal better to have some definite figure, which may be modified afterwards to meet the exigencies of the situation. It need not necessarily be two hundred and fifty thousand shares.

Mr. MADDEN, of Chicago. — If the gentleman will allow me to ask him a question, I would like to do so.

Mr. SAYWARD. — I should be pleased to.

Mr. MADDEN. — In presenting the prospectus, as you say, it would be necessary to do it ; why would n't it have been better for the com-

mittee to present a prospectus in the shape of a set of proposed by-laws? Of course you could not have adopted them, but you could have presented the prospectus in that shape.

Mr. SAYWARD. — Well, I think I can answer that. I have been engaged on this subject now for two years, and have expended a reasonable amount of time in consideration of the same, together with others who were placed upon the committee, particularly Mr. Stevens, the ex-President of the Association, and we have not, up to the present time, deemed it wise to enter into any expense of getting expert advice to prepare and present before a body of this kind a set of by-laws which it would take experts to understand. By-laws for a company of this nature would so mystify a Convention of this kind with these propositions and proposals and clauses, that it would be three years before the Convention could wade through them. We did not conceive it advisable to place before the Convention more than the groundwork of the plan, and if that plan suggested a possible way by which the National Association could lend the opportunities which it has through its affiliations, without injury to itself, and without entering into any financial responsibility, or any moral responsibility whatever, could give to its filial bodies a certain opportunity for return, to make up for what they might do for the company *through* the National Association, giving members of the Association the first opportunity to invest in this company, we should be doing exactly what was committed to our charge, viz., submit a plan whereby builders could insure each other and themselves in these various ways, of bonds, of surety, of insurance against accidents to workmen or others, etc., etc.

We say in this report that we well know that the company itself cannot be established without careful study by experts, and we ask to have this committee continued in charge of it so that the National Association shall be able to secure for its filial bodies the benefit which we here portray.

Should the gentleman visit the various Exchanges of Builders in the country he would find that in no one of them has this matter been overlooked, and in every one of them he would meet the same query, "How soon will the Builders' Surety Company be established?"

The committee present as plain, clear, and concise a statement as it is possible to present, they believe, and I fail to see much force in the objections presented.

The first gentleman from Chicago who spoke on this proposition

seemed to think that in some way it committed filial bodies to an investment over and above the amount which would be placed in trust for them. Now, there is nothing whatever in the report that commits the filial bodies to subscribing to the stock. It simply says that if they wish to subscribe to the stock they shall have the privilege of doing so, to a certain extent and under certain conditions. If the filial bodies do not wish to subscribe to the stock, there is no obligation so to do. I can assure the gentleman from Chicago that the parties who are interested in promoting this company, if they can get the benefit of the machinery of the National Association to assist them, stand ready to take every share of stock that there is, if the filial bodies don't want it.

There is another thought in this connection: through the means of this company we will bind together the filial bodies of this Association more firmly and certainly than we can by any other means. I do not want my friend from New York to scorn a practical piece of business because it does not happen to directly apply to the elevation of the mechanic.

It is one of the purposes of this Association to make better business men of us, and that certainly helps to elevate, if by such means as this we do something that is legitimate and right, and at the same time accomplish a good thing, from a business point of view. I cannot see why we should not do it. I hope that the resolve will be adopted.

The PRESIDENT. — The question, gentlemen, is upon the substitute.

Mr. MURRAY, of Chicago. — I rise to explain that when we instruct a committee to perform a certain office and they do it, this body is morally bound to comply with their action. Now, I don't believe that it is consistent with our representative powers here to enact any legislation that will put financial responsibility on the people we represent. I mean morally, gentlemen. Now, do not misunderstand me. I understand clearly that you cannot do it legally, but I mean morally. By the very wording of the resolution it implies that you will give your moral support to this thing before the filial associations have had time to act upon it themselves.

Mr. KING, of Washington. — I rise to a question of information. Is it the purpose of this company to be organized independent of the National Association, by individuals?

The PRESIDENT. — It is, sir.

Mr. KING. — I would also like to ask if it is the purpose of the projectors of this organization to furnish bonds to contractors without

any further security from them than their reputation? What security, in other words, will this Surety Company require of a contractor who applies, say, for \$50,000 bonds? I only ask that question for this reason: the theory has been advanced here that it was desirable to organize this company for the reason that trust companies had demanded one per cent, or one half per cent, or whatever it might be. Now, if this company proposes to furnish security for contractors without the usual formality required by the trust companies, and will do so at a very nominal sum, and only require this Convention to act as the advertiser of that company, and it is the purpose to organize it outside of this organization, and merely wish us to advertise it, boom it, I am ready to vote favorably upon the question.

Mr. A. McALLISTER. — In answer to the question of the gentleman, I will say that it is the intention to have bodies in each city presided over by an officer of this company, whose business it will be to examine into the contract which the party desiring the bond proposes to make, and to determine whether or not the probabilities are that he can execute the contract for the money which he is to receive. Being builders, we can determine that matter more surely than any others possibly could. The probabilities are that in every city the members of this examining committee in their departments will have estimated on the same work, and they will know whether or not the applicant has money enough allowed in his estimate to complete his contract. If he has not, the committee will reject his application, just as any insurance company will reject an unsafe risk; and with that precaution there is practically no danger of loss. This company, if organized, will hardly ever make a loss under the precaution which the committee design to throw around the matter of furnishing a bond. But he will not be asked for any "back bond," he will not be asked to give the company security, he will simply be charged a reasonable percentage, and, as the report says, when the applicant is a member of an affiliated body, an appreciable reduction will be made in his favor.

A DELEGATE. — Mr. President, I would like to have that substitute read again.

The substitute was read by the Secretary.

Mr. MOULDING, of Chicago. — Mr. President, I would like to have the original motion read at the same time.

The SECRETARY. — All the difference is that the original motion makes this a standing committee of the Association. [*Reading:*]

Resolved, That the Committee on Builders' Surety Company be and hereby is continued as a standing committee, and is instructed to secure as soon as possible the establishment of a company based upon the general plan and conditions outlined in this report.

A DELEGATE. — Now, Mr. President, I move you that the substitute be laid upon the table.

The PRESIDENT. — That carries the whole subject with it, does it not?

Mr. MURRAY, of Chicago. — Mr. President, I rise to explain that that committee is a continuing committee.

Mr. MADDEN, of Chicago. — I rise to a point of order, that a motion to lay on the table is not debatable.

The PRESIDENT. — That is true.

Mr. DUNCK, of Milwaukee. — If the amendment is laid on the table, it carries the original.

The PRESIDENT. — Gentlemen, you will vote upon the question to lay the subject upon the table, inasmuch as the withdrawal is objected to by the party who seconded it; but you will please to understand that if you vote in the affirmative and lay this substitute on the table, you will thereby lay the whole subject upon the table. All those in favor of the motion to lay on the table signify by saying, "Aye," contrary, "Nay."

The PRESIDENT. — It is not a vote. Now, gentlemen, you have before you the substitute. You understand the substitute. Delegates will please understand that the question is upon the substitute, and that the only difference between the substitute and the original as offered by the committee is simply that the original states distinctly that the committee shall be formed into a "standing committee" with certain powers. The substitute says "continue" the committee. The mover of the substitute explains that he intends it to make a standing committee of it; in other words, his intention is the same, therefore you will now vote upon the substitute. All those in favor of the adoption of the substitute please signify by saying "Aye," contrary, "Nay." It is lost. Now, we come to the original. All those in favor of the adoption of the resolution as offered by the committee will please to signify it by saying "Aye," contrary, "Nay." It is so ordered.

The SECRETARY. — A telegram has just been received, dated at Wilmington, Del. :—

TO THE SECRETARY OF THE NATIONAL ASSOCIATION:

Wilmington Exchange, in annual session, sends greeting to the National Association.

[*Applause.*]

The PRESIDENT. — Gentlemen, it has been suggested, for the convenience of certain delegates who are very much interested in one special question to come up, that we pass the subject of the lien law, if there be no objection, and now take up the second question to be considered this afternoon according to the programme, which is, "Subcontracting: shall the National Association recommend that it be encouraged?" Mr. Sullivan, of Chicago, wishes to speak on that subject.

Mr. SULLIVAN: —

SUBCONTRACTING: SHALL THE NATIONAL ASSOCIATION RECOMMEND THAT IT BE ENCOURAGED?

No question can probably be propounded which possesses a more comprehensive and far-reaching interest, not alone to builders, but also to the general public, meaning thereby the projectors of building enterprises of every description, than this question which I shall endeavor to elucidate.

It is almost unnecessary to say that, in consequence of the great development of building within the past decade, or for a longer period, this problem of the just and equitable distribution of the responsibilities, the emoluments, and the honorable recognition by the public of every master workman, every guiding hand and directing mind engaged in the construction and embellishment of a building, has called forth much diversity of opinion, and no small amount of discontent on the part of those to whom this question comes directly home, namely, the subcontractors, that large and by far most numerous class of mechanics or craftsmen — call them by what name you will — whose life-long training must of necessity be intense, peculiar, and all-absorbing, and upon whose efforts, in the very nature of things, the success of every building project, great or small, hinges and depends; and it is on behalf of this class of subcontractors that I essay a few words of argument, or rather of explanation, with respect to rights which are sometimes unjustly invaded, often thoughtlessly overlooked, and, when so slighted, always to the injury of the purchasing public.

The practice of awarding extensive building contracts, embodying many and peculiar branches of mechanical or decorative industry, to an individual or a firm assuming the functions of a general contractor, in other words, the general contract system, as opposed to the separate or independent contract system, which gives to the one, business man or mechanic as he may be, the financial control — and any further control is mere pretence — of the many specially trained and expert subcontractors, while it may command the approbation of the few, appeals, in my humble judgment, mainly to one dominant feeling — avarice; the feeling which prompts the one to absorb the profits of the many, oblivious of or indifferent to consequences respecting

the just aims and aspirations which must ever guide and control the capable and accomplished artisan, and, deprived of which aims and incentives, he cannot arrive at the goal of acknowledged excellence, the master's rank, to which constructive and decorative effort must ever be directed, or fail of the highest achievement.

The specific questions implied in the preceding remarks seem to me plain and answerable only on the part of the subcontractor. I shall state them briefly.

We expect of the master mechanic, the subcontractor, that he shall be a practical workman, shall have worked at and learned his trade, and that in his line of mechanical industry he shall be esteemed an expert, a recognized master. Can such a man pursue his calling and obtain such recognition without a just pride in his work, and an equally just hope of ample reward for the mastery and skill he has acquired? Assuredly he cannot, else he would be more or less than human. Acquirements, competence, distinction, honor, these are and should be his impelling motives. Can these motives be subverted, his honest ambition gratified, his incentives to greater effort stimulated, if he finds that his efforts, his distinctive personal aims or personal consequence, are apt to be merged in those of another, or, as I have before intimated, entirely overlooked, and, not infrequently, his just profits partly or wholly absorbed by the spirit of greed, which, under the guise of convenience or facility, prompts the system of general contracting?

Here it may be urged that I assume too much, as bearing against the subcontractor; that I am, so to speak, begging this question of his just and honorable recognition which I claim as the grand motive that should actuate every true artisan. I do not think the experience of the large majority of those to whom I address myself who have figured on the roll of subcontractors could be quoted adversely to my position, and it is a question only to be tested and settled by such experience.

How often have we received the attentive consideration, even of the owners, during the progress of their buildings, where the general contract system obtains? Do we not know that such cases are merely incidental, and that even then they are as frequently of a discouraging as of a cheering character?

Referring now to the pleas of convenience, facility, the capitalizing of building projects, and other kindred pretexts, the ostensible ones which might be and are urged in favor of building on the general contract system. Granting that at times these may be fairly advanced, are they not frequently over-estimated? To whom do these considerations become of most consequence? To the owner? Perhaps so, when financial management, credit, or some such underlying motive must influence him, but not always even then, and with a counterpoise in that lack of closer business relation, appreciation and confident esteem which, on every true principle of economy, should prevail between the owner, who is the actual buyer, and the artisan, the master mechanic, who is the actual producer, the actual seller.

Again, does the convenience or the facility of the general system come home to the architect? I answer, it would hardly be an argument in its favor if it did, because the architect's first and paramount care should be excellence of work, and my proud experience with members of that honorable profession is that excellence is the dominant idea, but, the fact is — and close examination will bear out the statement — that the general contract system relieves the careful and conscientious architect not at all, and too often, in the adjustment of differences between the general and subcontractor, occupies many of his overtaxed hours.

Let me here state that many, *very* many times I have been brought into relation with principal contractors under the general system, and such experience satisfies me that there are and will always be found such men, of high character and personal skill; yet, here comes in another and I may say my final consideration, which is, that no matter what the character or experience of the general contractor, no matter what special training he may possess, let us not lose sight of the vital question, namely, the vast strides made in the art of building in this country, even within the past few years; the almost total revolution in the application of building materials and decorative inventions; the advance in masonry, stone, wood, iron, and steel construction, and the complex nature of the many items of sanitary work, convenience, or adornment which go to complete the modern American edifice, and who will deny that these results, astounding in their magnitude and variety, and to the inventive genius displayed, are the fruitful outcome of the labor of the tireless mechanic, the artisan, the inventor, the master of his craft; surely not of the general contractor.

I say then, with all confidence in your judgment, let us not approve any system of contracting which, however remotely, could tend to relegate that individual merit, that heretofore triumphant energy of the artisan to obscurity. Let us not divert one ray of light, in all the turmoil of our daily lives, from the individual form of the master mechanic.

Rather let us say, with that giant in intellect, that noble friend, teacher, and toiler for art and the artisan, John Ruskin: "In all buying consider, first, what condition of existence you cause in the producers of what you buy; secondly, whether the sum you have paid is just to the producer; thirdly, to how much clear use, for food, knowledge, or joy, this that you have bought can be put; and fourthly, to whom and in what way it can be most speedily and serviceably distributed; in all dealings, whatsoever, insisting on entire openness and stern fulfilment; and in all doings, in perfection and loveliness of accomplishment."

No great nation without great artisans, great producers, great toilers! To them, as in this splendid passage, will the thoughts of great men ever be directed, and it is for them too, the master mechanics, the artisans, the toilers in this greatest of all human industries, to whose fertile brains and busy hands this great land already owes so much, that I would present my humble plea.

Mr. President and gentlemen, I will offer the following resolution, which I will read in order to bring this matter up for discussion: —

Whereas, The custom at present prevails to a great extent of awarding several items of building work to one contractor or firm, under what has come to be known as the "general contract system," and

Whereas, This general contract system seems to be on the increase, and to be the occasion of much discontent amongst the numerous classes of mechanics who thus reluctantly find themselves compelled to occupy, under such a system, the position of subcontractors; therefore, be it

Resolved, That it is the sense of the National Association of Builders, in Convention assembled, that the system of subcontracting should not be encouraged; that the said system is, on the whole, unjust to the master mechanic; that it is detrimental to the progress of mechanical skill and knowledge, inasmuch as its tendency is to

obscure if not altogether ignore the trained and capable artisan, who is often debarred by the very nature of his calling from entering into competition as a general contractor, thereby decreasing the sense of individual consequence and responsibility which should attach to every man who aims at the direction and control of any branch of the building business, and without which incentives the results which attend continuous and ambitious efforts in his special department cannot be expected; that the said general contract system also tends in a marked degree to do away with the just and reasonable profits of the subcontractor, and, therefore, that, under proper limitations, we consider the time has come for stringent and well-defined regulations, which shall check this growing evil, and place the master mechanic on a fair footing as an independent contractor.

Mr. BLAIR, of Cincinnati. — Mr. Chairman, I second that motion.

Mr. A. MCALLISTER, of Cleveland. — I have been asked, as a general contractor, to take issue with Mr. Sullivan on this question. As a matter of fact, there is very little, if anything, in his paper to which I cannot heartily subscribe. I think he makes a mistake in supposing that the subcontractor disappears or is overshadowed in doing his branch of the work for a general contractor rather than for the owner. I think that is not the fact. Where the general contractor is responsible and honorable, I see no damage or harm that can befall the subcontractor. But there is one matter in the resolution to which I wish to allude, that in which he asks or seems to ask that this Convention shall ask of owners that they shall divide the contracts, that they shall contract directly with the man who has learned the trade and directs the work in that branch. I think it would be very difficult, in practice, to do anything of that kind. Take the carpenter: there are probably not five per cent of the contracting carpenters in the United States who possess the machinery and appliances with which to produce the shop-work. Of course he can buy that from the millmen. If he does, he subcontracts. That is true also of the lumber; he subcontracts with the lumber dealer for the lumber, whether it is merely delivered at the building ready to work, or whether it is delivered set in place, completed; the transaction is precisely the same, and subcontracts result, divide it as you will. In the same way with the brick-mason. If he is not a brick manufacturer, he subcontracts for his brick, lime, and cement. The stone-cutter and the stonelayer, in the same manner, subcontracts for his material. The plumber subcontracts for his pipes and his fixtures. The slater and the tinner subcontracts for his material. The painter and the decorator subcontracts for his white lead and oil and his glass. Hence, it seems to me, that if this Convention adopts this resolution it

assumes a position that is not practicable, and, therefore, I think it would be wrong to adopt the resolution. With the major part of the gentleman's statements I am in hearty sympathy.

Mr. MURRAY, of Chicago. — Mr. President, I heartily indorse the resolutions of my friend, Mr. Sullivan, so well presented. There is no question that in the Western States, where the direct contracting system by the trades individually themselves has been the rule, that the whole building fraternity is on a better financial basis than in those States where contracts are let as a whole. We know that in our own city, in Chicago, all the building contracts are let individually, — the stone-cutter, the mason, the carpenter, the plumber, and every other mechanic has a direct contract with the owner, and, consequently, being a direct contractor, he earns more money and stands upon a better financial basis than in almost any other Western city where the contracting as a whole is in vogue.

You, gentlemen, in the different cities here represented, especially in the West, know yourselves the importance of this resolution, and will agree that, as in the language of our friend Sullivan, subcontracting should not be encouraged.

Mr. KING, of Washington. — There are members of this organization here (I am not prepared to say in what proportion to the general membership) who have rights that are bound to be respected. They are general contractors, not through coercion, Mr. President, but through the will of those who employ them. We do not ask any men to employ us as general contractors who do not wish to do so. We do not say, "Give all your subcontract work or all the various branches of this work to us; do not give that man an opportunity to make a living." He has a perfect right to make a livelihood in a manner suitable to himself; if he does not wish to work for a general contractor, he can do without work, if he cannot get it any other way. I think that this question is entirely out of order. I think a motion to lay on the table or reject it entirely would be proper.

We have, Mr. President, in the city of Washington, gentlemen who do work by general contract, and give satisfaction. We have employed with these gentlemen, in the construction of buildings, subcontractors who would not under any consideration take a contract from an architect or an owner: they prefer to do work with those parties with whom they are well acquainted, who understand their methods of doing business, and who can direct them in the various little details necessary to be arranged in the construction of a build-

ing; and we have others, again, who supply themselves by working for architects; and it strikes me that this resolution is made in the interest of the architect, and not in the interest of subcontractors. We know that the letting of subcontract work by architects, or by the owner through his architect, entails an immense amount of labor on the architect, and that labor and service must be paid for; it cannot be paid for by a five per cent commission, and necessarily he must get extra compensation, and either the owner or the subcontractor has to pay that extra compensation in one way or another.

Now, Mr. President, I hope that this question will be entirely dropped. As a general contractor, I have rights equal with those of Mr. Sullivan, of Chicago. He can do his business as he pleases; I propose to do mine as suits me. If my method does not suit the people of my locality, they have a remedy in their hands, and it does n't belong to this organization to propose any plan or arrange as to how I shall conduct my business.

Mr. SULLIVAN. — The resolution which I desire to have adopted by this body is a simple recommendation coming from the National Association. It was my intention at the time that I formulated that paper to attack the brokerage system, which is on the increase every day. As an illustration: The government let a contract six or eight months ago in Chicago. It was figured on by all the reputable builders there, and was estimated upon by one of the brokers, as I term them, a man who had never done anything in the mechanical line. He took the entire contract and sublet it to Tom, Dick, and Harry.

Mr. KING, of Washington. — Mr. President, will the gentleman allow me? I would like to ask Mr. Sullivan why, in the name of common-sense, did those subcontractors, who are so careful of their standing, make any attempt to treat with a gentleman of that character? Why did n't they select some one of standing and responsibility?

Mr. SULLIVAN. — In reply to that question of Mr. King, I will say, that in all large cities there is always a certain class of subcontractors who are willing to take hold at any time and make a contract with any one, taking their chances on the lien law, or upon some other source to obtain their money.

Another point in that resolution is to give some recognition and standing to the men who are doing various branches of building as a separate and distinct business. For instance, I see before me here a man from Philadelphia, who has spent his lifetime in his branch of

business ; he started from the first round and has climbed to the top of the ladder in his profession. Now that man when he takes a contract with a general contractor is not recognized. He simply is put into the background, so to speak ; it is Mr. Jones or Mr. Smith, the general contractor, who has done this work, while Mr. Somebody else, who has *really* done the work, is shoved off into obscurity, and becomes virtually a nonentity.

There are two points in that resolution for the consideration of this body : one for the purpose of stopping this brokerage business, that is to say, preventing men who have no real standing in the building trade taking the entire job, and subletting it to men who will perform it for them, thereby making the profits which should justly go to the real builders, and getting all the credit for the building.

Mr. HARRIS, of Philadelphia. — Mr. President, I have the honor to be a subcontractor, simply one of those *poor* fellows that furnish the work and the money (and sometimes the brains) to do the work, and after I have done it I am told that Mr. Tom Simpson put up the building, when I may have put into it \$20,000 to \$60,000, where he has only put in about \$5 or \$10. Now, I cannot see why this is class legislation. One gentleman comes here and wants to wipe out the entire lien law in regard to subcontractors, but let it stay for the general contractors. That is the idea. There was a resolution offered here to-day to that effect. The argument was directly to that point, that the lien should only obtain as to the first and the general contractor, if I can understand language. I will say that the subcontractors, as a general thing, are perfectly able to take care of themselves. I think, myself, it is a matter of sentiment as regards who puts up the building or who does not. I am not in the market for sentiment, I am in the market for money. Fortunately I have been associated in all my operations with gentlemen of reputation and respectability and knowledge. A great deal of what I know I have probably absorbed from them, and I give back, to the best of my knowledge and ability, but I want to know what is to hinder any subcontractor being a general contractor.

SEVERAL DELEGATES. — Nothing in the world !

Mr. HARRIS. — Now, I have been a general contractor half a dozen times, and *I went down into my pocket to get out*. I have got enough of glory. I had a very large job offered to me, and I said to a gentleman that I was connected with, " You take this, and you be the general contractor, and I will take the other part." Says he, " Could n't

you let me make a little money for *once*?" I say I don't care what business the man is in, if he has the knowledge and the ability, he has a right, and there is nothing in the world will stop him from estimating for that work and getting it. I can get any job I want in the town that honors itself by sending me here. There is nothing to hinder any man living, that has the ability, as I say, from getting a contract, and I think he will be acknowledged in any city where the force of his ability will rise above the ordinary.

We have, in our city, gentlemen who are general contractors, plasterers, carpenters, bricklayers, stone-masons, — I believe they stop about there. I never knew any man to depart that had been a contractor for some time and enter into the ranks of a general contractor without making a great deal of money. There is no question about it. There are a great many who seem to think that the idea of contracting carries with it an immense amount of responsibility. Gentlemen, you are mistaken. The point is, surround yourselves with good subcontractors, and you will slide along with the greatest ease.

Mr. STACY REEVES, of Philadelphia. — Mr. President, I want to ask whom are we going to substitute for the general contractor? The architect (that is what will have to be the answer) or the owner? Is it not a fact patent to us all that it has cost us a good deal of labor to rather curtail than add to the privileges that the architect has heretofore exercised over the mechanic? It has been our aim rather to curtail than add to their opportunities to tyrannize over the mechanic; and when you put him forward as general contractor, he will tyrannize over each individual, and he will be twice the man of importance he is to-day. I cannot understand why subcontractors, or gentlemen in other lines, should object any more to working under respectable general contractors than they would under a respectable owner or architect. I cannot understand why it is. I want to say to you, whilst I am a general contractor, that no man, no general contractor, is any better than his subcontractor has helped to make him. He cannot have good results unless he has good subcontractors with him; and, so far as I know, they get due credit for the manner in which they execute their work. My great objection is, that by this resolution we simply will be increasing the power and influence of the architect, with whom we are not able now to cope. It has been one of our labors to get from him many things that we think he has heretofore withheld. Now, do not add to his power, because there is no man to take the general contractor's place unless it is the architect: the

owner has n't the time or ability. And then, where are you going to stop? The lime man, the lumber man, has an equal right to say: "I will not get due credit unless I come immediately in contact with the owner. I don't want to sell this man my lumber, I want to sell to the owner, so I can get due credit for my work." The lime man and the stone man and the sand man might say the same. Where are you going to stop? There will be an army of men, with the architect, representing the owner, left to deal with, instead of one individual man.

Mr. EIDLITZ, of New York. — Mr. President, I do not understand this, by any means, but I do want to say this: I have been about forty years in business in the city of New York. I can remember the time when the mason was what they used to call a "big-bug," because he got in building a house about \$350 worth of stone-cutting and about \$150 worth of iron-work, etc., all connected with his contract. Now these things have all changed, and all very naturally. In the work as it is now, for instance, where the iron-work is about as much as the mason's work, the architect and the owner know enough to go direct to the iron-worker or the stone-cutter and give him the contract. But there is one thing, the mason, no matter whether he has all the sub-contracts under himself or not, is always about the building. He has already a representative on the building, and somehow or other they will always come for some advice or other either to him or to his foreman. Now then, I do not believe that there is anything really in this matter, for the reason that, whenever a subcontractor finds that he does not desire to work for the contractors, he can naturally get the work himself directly from the owner; and it has come to be so in New York now that the iron-work and most of the stone-cutting is given out to different parties, which in former years was given to the mason, and I have no objection, if the iron-worker is not willing to do \$100 worth of work for me or any other responsible contractor. I believe, as Mr. Harris says, that sometimes the subcontractors go away from the job, and have, probably, each one or all together, a great deal more money left than the original contractor. And many a time, gentlemen, I have — and I know others have — paid *bonuses* to mechanics and subcontractors, more than they had estimated upon their own work, more than they had allowed for the cost.

Mr. PRUSSING, of Chicago. — Mr. President, I move that the resolution introduced by Mr. Sullivan be referred to the Committee on Resolutions for their report to-morrow.

The motion was seconded and carried.

It was moved and seconded that the Convention proceed to finish the discussion of the lien law, and was so ordered.

Mr. HARRIS, of Philadelphia. — Mr. President, I wish to give the gentlemen some experience in Pennsylvania when the lien law was practically abrogated for about five years, and I want to give you the results of having no lien law then, and having a lien law which it was impossible to enforce.

It came about in this way: Some unscrupulous rich men discovered that they could put a mortgage on a piece of ground that would cover the cost of the entire building when it was built. The consequence was that in the course of two or three years a lot of irresponsible men came to the surface, who, in collusion with owners, pretty near wiped out honest men, and caused a panic in the city of Philadelphia. To illustrate: an owner of ground who wanted to build fifty houses, worth \$3,000 each, which would be \$150,000, would take up a piece of ground worth \$50,000, and he would create an obligation on it worth \$200,000. That was the entire value when it was all built up. That mortgage took precedence of any lien, because it was created before the building was put on it. Next he goes to some shoemaker, who is working on the bench at sixteen or eighteen dollars a week, and he says: "Here, I have got a speculation I want you to go into with me. I am going to get bids to build a lot of houses, and after I have got those bids, I want you to come and see me." He gets bids from a lot of reputable builders. They tell him the lowest amount the houses can be built for, say, \$150,000. That's very good. His shoemaker contractor now appears on the scene, and says: "I want you to give me \$150,000 for building these houses." The job is awarded. The shoemaker contractor now goes to a lot of subcontractors, and as he has no object in cutting the subcontractors down to a small profit, says: "I have got a big thing. I have got into an enterprise with a rich man, and I want to get some subcontractors, carpenters, plasterers, bricklayers, etc., etc. Put in a pretty good-sized bid. I have got the thing all fast." They all put in a large bid, and the various portions are awarded to them. They go along and build up about half of the houses. In the mean time the man tells them he has not got much capital, but after he gets to a certain point he is going to make a big drawing, and they will all get their money. Up they go. The first payment he gets probably \$10,000, which he divides around. Keeps \$2,000 for his own pocket, and he

looks down, and says: "How did I get so much money?" He goes on until the roof is on, and draws another payment. He calls the subcontractors around him and he makes a pretty good payment. The next week he is in Europe, and the men commence to file their liens. Well, they file them, and they are on file yet, a good many of them. Some of them are dead. For that reason I am opposed to any abrogation of the lien law.

In our State, the lien only covers the general contractor and the first subcontractor. The law says it is impossible to trace lower than that. I do not think the lien law has affected anybody in our State to their injury. Good people pay, and bad people are made to pay; that is a punishment which they are entitled to. And that, I think, is what we want. Now, I undertook to wade through this lien law of Chicago one night, and gave it up.

I think it would be wise if a committee were appointed from this Association to examine the different lien laws of the various States, pick out the best, and submit it to the different legislatures, and get it passed. I want you to understand, gentlemen, that the body that is represented here has an immense political power, and if it is used properly can be made to serve their interests and the interests of their constituents. There is no question about that. I mean that any man has a right in this country to use the power that politics give him, to urge a good measure and see that it is carried out, and I think if some of us would turn our attention to that, and not have so many lawyers and merchants up making laws for us, it would be a great deal better for us.

Mr. PURINGTON, of Chicago. — Mr. Harris tells us what can be done with the legislatures, and he suggests that a committee be appointed from this Association to collate the different lien laws, boil them down, digest them, pick out the best of all of them, and then have them adopted by the different legislatures of the different States which we represent here. Now, suppose we did that, and we got the law that just suited us, a law as good as that which our friend Mr. Deeves from New York says they have there, and inside of five years we should be just where New York will be five years hence, and where they have already begun to drift. According to Mr. Deeves's own statement, amendments upon amendments will be tacked on to the best of laws, until they become equal to the law in Illinois.

Besides that, if a committee of forty or fifty men went to the Legislature at Albany and labored for three or four months, more

or less, getting all the laws of the State of New York abrogated, and this new law adopted, — if that forty or fifty men could do that, is it not probable that seventy-five or eighty men of equal influence will, whenever the pinch comes, pitch their tents in front of the State House at Albany, and live there until they get the law repealed, and a law passed which suits their particular views? All good lien laws are in constant danger: there is a perpetual menace against them. It is precisely this state of things that has brought us, in the State of Illinois, to the deplorable condition in which we now are. Amendments, repeals, enactments upon enactments have been made, until our law, which was originally a good law, has become simply *food for lawyers*. The lawyers themselves don't understand it, and they get their fees out of laws which neither they nor anybody else understand.

There is no question about the hardships of our law in Illinois, and it is from that stand-point that Mr. Prussing and myself and others feel as we do upon this question. There is no question but what we have got our information from experience. We are looking upon the black side of the sheet, while our friend in New York is looking at the white. There is a time not far distant when he will be looking on the black side of it. Now, with this necessity of continual turmoil and continual trouble to preserve a law upon the statute books that shall be of any use whatever to us, would it not be better to do away with such delusive and costly expedients for protection and rely upon the same security that all other sensible business men rely upon, — money, credit, reputation?

Mr. HARRIS. — Will the gentleman allow me to ask him a question?

Mr. PURINGTON. — Yes, sir.

Mr. HARRIS. — What help would it be to us to repeal our good laws? Would that help you to repeal the bad ones?

Mr. PURINGTON. — Do you call your law a good law?

Mr. HARRIS. — Undoubtedly.

Mr. PURINGTON. — A law that will enable you to lose \$150,000 every time you want to, whether you want to or not?

Mr. HARRIS. — No; our Legislature repealed that blanket-mortgage law and brought the lien law back to its original standing.

Mr. PURINGTON. — Have you ever collected a claim under the mechanics' lien law?

Mr. HARRIS. — I have never had occasion to, but others have.

Mr. PURINGTON. — It is because you have n't had occasion that

you don't appreciate the disadvantages of a mechanics' lien law. You have been a wise man, and have not relied upon the fancied protection of a lien law, and so have not had to resort to it. But less careful men have been tempted to give credit when they should not, and have, as a last resort, crept under the cover of the lien law, in many cases finding when too late that there are as many holes for others to creep out as for them to creep in. We have, in the city of Chicago, a dozen men who have carried a mechanics' lien-law case to the Supreme Court. There is a gentleman in this room to-day who carried a case to the Supreme Court, was some six or seven years, if I recollect rightly, in getting through with it, and he paid more to the lawyers than he received. And that is the usual condition in almost all the States where a lien-law case has been prosecuted to the court of highest resort. The fact of the matter is that lien laws, good or bad, encourage contractors of no real standing and no real credit, and this certainly is a detriment to all reputable contractors.

Mr. HARRIS. — In Philadelphia we put a lien on and do nothing else, simply let it lie, and we have capitalists there that will buy up those lien claims (they bear six per cent), and they are glad to get them.

Mr. PURINGTON. — Taking that for granted, would it not create a better class of building contractors, if those who do subwork, or sell materials, should insist that the men who obtain credit should obtain it by virtue of their own standing, and not by virtue of a law which says the purchaser is not the man who pays? Would it not improve the *morale* and standing of the building community and of those connected with the building interests, if we, as subcontractors and material-men, ascertained the financial standing and the credit and reputation of the contractors to whom we sold material, or entered into the contracts with, before we did it? That is my idea, that the abrogation of all mechanics' lien laws would do more, and that it would be a greater work than any member of this Convention or of this Association has ever entered into, if we could improve the standing of the building community in any way, and I believe that we could do it better this way than in any other. It would root out and eradicate from our midst the irresponsible men who are now taking contracts, and buying our material, and getting our work, with no intention, when they enter into the contracts, of ever paying for them.

Mr. REEVES, of Philadelphia. — Mr. President, I want to say that in Pennsylvania the lien law we are now working under was passed in

1835. Our people are so well satisfied with it that they do not want to change it. Men who have worked under that lien law twenty and thirty years do not want to change. We are instructed positively to vote against any change. That shows, notwithstanding though some States may have a very objectionable lien law, we have not the same grievance.

Again, the point made by the gentleman, that you would have to look into the character of the man before you sold the material, if there were no lien law, or else you would not sell to him, that, in other words, the irresponsible builder or contractor, from whatever branch he might be, would be unable to get material or labor but for the lien law. Our experience is the reverse of that, in one important point. Our municipal buildings are not lienable under our law in the State of Pennsylvania. We have a large number of schoolhouses, — some pretty expensive ones, — and I want to say that years ago, more particularly than at present, the men who built those schoolhouses, notwithstanding there was no lien law, notwithstanding the further fact that they were the commonest scalawags in the building trade in Philadelphia, they got all their material readily. We had no lien law, but they got it. I tell you, let a man get a job and he will get his material. That has been our experience. Let a man get his contract and he will get his material, notwithstanding his credit may not be good. Who else will you sell it to? He has the contract, and he has the money — if you can get it out of him. And our experience in that particular direction, of municipal buildings, has been that the scalawag contractor has been the builder of those buildings with us, and got his materials.

Mr. ADAMS, of Indianapolis. — Mr. President, I have a disinclination to say anything on this matter, and I will add but a word. My friend, Mr. Purington, who is a very clear-headed man, and always gives a reason for the faith that is within him, is engaged in the same business in which I am engaged. We are manufacturers of brick; but the conclusion to which he has arrived, from his reasoning, and from his logic, and from his deductions, I cannot indorse. I do not believe, Mr. Chairman, at least I do not wish to believe, that there is any very considerable proportion of this Convention who would throw down the bars, and who would take away a man's protection and the means whereby we may get our money, a means of safety and safeguard, from those who are engaged in the different branches of the building business.

From the time that the first lien law was conceived, we have had many and various laws, but none have ever been made that suited all, none have ever been devised or suggested or conceived that met all cases and requirements. Why, then, Mr. Chairman, because there is an evident weakness in some laws, and because there is a want of equity in others, — why should we, by one fell swoop, advise the repeal of all laws, and take away the small measure of protection that we have?

Now, sir, if by repealing lien laws we could improve our condition, better our relations one with another, and serve the best interests of the community, then we should recommend the adoption of Mr. Prussing's motion; but I cannot think of it in that light. I stand, Mr. Chairman, not with my delegation. There is a difference of opinion. We differ, and we can differ in a friendly manner and in good spirit. I, as a member of our General Assembly, endeavored to change our lien laws, and the more I looked into it, the less I knew, I am free to say. If I would protect one person, I would find another weak. And so, Mr. Chairman, I am willing now to take the best of all, and discard that which we do not desire.

I want to say one thing suggested by my friend Prussing's argument. My experience may not be in common with that of other gentlemen on this floor, but a good portion of the money I have lost in my business has been by trusting men who were "good," — men who were good, who had good character, good reputation, and had hitherto paid their bills promptly and well, and who got into my coffers and on my ledger, and were organized finally to beat me. And that is the reason I want a lien law — to *catch the fellows that are good*. Men we know we are forewarned of, and, consequently, forearmed; but the men that are good to-day may not be to-morrow; therefore, Mr. Chairman, I am opposed to the sweeping motion of my friend, Mr. Prussing. I think we should take no action on this matter.

The last Convention took a position strong enough and plain enough, at best. And now, if we undertake to put ourselves into a position advocating the repeal of a law in forty-two States, I tell you, Mr. Chairman, we will have a hornets' nest around our heads at the next Convention.

MR. BYRNES, of Buffalo. — Mr. President, and gentlemen, this question has been discussed several times before our Exchange. We have men, no doubt, that carry on as large a business as some of those that advocate doing away with the lien law. But the fact is that from time to time they have had to take advantage of it.

So far as our Exchange is concerned, we are perfectly satisfied with the lien law of the State of New York, and I do not think we can better it. The course which this question has taken would almost lead people to believe that it was dishonest contractors that were upholding the lien law, you would think it was the honest ones that wanted to do away with them. Now, I think we have just as honest ones in the State of New York as we have in any portion of the country, and I think it is a bad impression to throw out to the public. We are satisfied with our lien law. If other people are not satisfied with theirs, let them do away with it. That is all I have to say.

Mr. BLAIR, of Cincinnati. — Mr. President, what I desire to say will be brief, on account of the lateness of the hour. I wish to say that the Cincinnati Exchange did not instruct us as delegates to vote upon this question, but they did, by resolution, affirm, about two weeks before our departure from Cincinnati, that it was the sense of the Exchange that our lien laws in Ohio be maintained, that they were unanimously in favor of the lien law as it stood upon the statute books of Ohio. As I said in the start, we will use no arguments in favor: it is the feeling of our Exchange, and we so express it to you, gentlemen, who represent your different Exchanges, and we feel as though Cincinnati and the Exchange that we represent ought to be respected. In your vote on this question you ought to think a moment of the feeling of the Cincinnati builders.

Mr. C. D. MORSE, of Worcester. — Mr. President, in Massachusetts we have a lien law which is not perfect in all respects, but it has been a great advantage to us in our business. In Rhode Island, some two years ago, they made a lien law, and that has been very advantageous, so far as we are concerned. In sixty days you present your bill, and if it is not paid you have a right to put a lien upon the property; and I have been so situated that I have been paid my bill within forty-three hours of the prescribed time. Now, I hope, in all fairness, that we sha'n't recommend the abrogation of the lien law. We have travelled for quite a while under this present system (I am referring now to New England), and when we have a good thing don't let that go until we find something better; don't give up a good thing for an uncertainty.

Mr. MADDEN, of Chicago. — Mr. President, on behalf of the people engaged in the stone-cutting and rough-stone business in our city, I desire to say that the delegates from Chicago to the Convention,

representing their interests, are instructed to vote against the resolution recommending the abrogation of the lien law.

Mr. E. D. MILLER, of Baltimore. — Mr. President, it has been stated here to-day that the lien law was instituted in the State of Maryland by George Washington and Thomas Jefferson. We have never regretted it to this day, any more than we have for one moment lost confidence in those two great and celebrated men. And allow me to say that I think it would be just as easy a matter to throw over from its foundation that shaft that has been erected to the memory of George Washington as to abolish the lien law in the State of Maryland.

Mr. PRUSSING, of Chicago. — Mr. President, there seems to be a unanimity of sentiment, which, in order to add a little variety, prompts me to rise at the present time. Gentlemen, I don't have to look for arguments in support of the position taken by me this morning, and I want it understood right here that I am responsible for the position taken. I represent no organized sentiment anywhere, it is my own; I am responsible for the sentiments in that paper. I knew that they would be unpopular, I knew that this Convention would not pass them, I believe that they will not be passed by the next Convention, but I also firmly believe *that they will be passed by a Convention of this body*. All things start small. You will read over the published reports of this Convention, you will talk the matter over in your Exchanges, and by and by you will think that maybe there was some little sense in it, anyhow. Gentlemen, if I wanted to look for support for the position taken by myself, I would have to ask Bro. Deeves to lend me his pamphlet, and read it to you again. Nothing that I can say would so forcibly back up the position that I have taken as the paper prepared with such great care, and I am in sober earnest when I say just that.

Take Bro. Harris's case. He sits right before me; he has entertained us full well on several occasions this afternoon. He told us a story of what happened, and what was sworn to before the Legislature. He told you that a block of buildings which was to have cost, by honest, legitimate, competent builders, \$150,000, in the city of Philadelphia, a shoemaker took the contract to build for \$120,000, and found contracting mechanics to agree to put them up. *Those contracting mechanics ought to be wiped out, and if they were, it served them right.* Those same men were in the way of Mr. Harris, and every other competent builder, and restricted the prices that he could get for his work.

They established the price for that work. Gentlemen, what establishes a builder's price but the fact that somebody offers to do the work at a lower figure than anybody else? Irresponsible competition is the very thing that is generated and fostered by the lien law. That is the great evil. The man that takes off his overalls to-night appears in the morning as good as the best contractor in town, and I don't care whether the name of the town is Philadelphia or St. Paul. He can afford to take work at a less figure than the competent, painstaking man, with accumulated savings, can afford to take it. He takes it, and he establishes the price for that work, and Mr. Harris and Mr. Jones and Mr. Everybodyelse, in order to get something in the scramble, will have to come somewhere near the prices established by irresponsible competitors.

Talk about cheating and defrauding! Yes, that is possible, under the lien law. And why? The corrupt owners and the corrupt contractors go together, and lay a scheme to defraud. And Bro. Adams, and other men in the material line, anxious to dispose of their material, and knowing (some vaguely and others exactly) what the lien law is (the majority of them vaguely), believing that they are protected by the lien law, sell the material to that irresponsible incompetent. They do not inquire into the business standing and character of the contractor, but they rely on the promises held out to them of a lien. That is the condition of affairs, gentlemen, and for that reason you suffer. Without knowing it, perhaps, to-day, you have not fully realized why the building business, among the large number of businesses carried on, is so DESPISED. The contractor, gentlemen, — and I am not speaking of Chicago: I have travelled this country over, from east to west, and from north to south, — the contractor has, in the majority of cases, been considered next door to a thief. Our calling has been degraded by the practices possible under this incubus, the lien law.

Now, gentlemen, I did not introduce this subject here this morning expecting this Convention to carry the resolution appended thereto. Mr. Deeves read a paper in opposition, which wound up by another resolution, in which he recommended the maintenance of all good lien laws. I at once seconded his resolution, and I now move that the entire subject be laid on the table for the next Convention.

The motion was seconded.

The PRESIDENT. — That will stop all debate, I think, gentlemen. The motion is made and seconded to lay the whole subject on the

table until the next Convention. All those in favor of the same, please signify it by saying Aye; contrary, Nay. The Chair is in doubt, but is under the impression that it is lost. We will call for a rising vote. All those in favor of laying this entire matter on the table for one year will please rise, and the Secretary will count. Contrary minded. The vote stands 53 in favor, to 33 against, and the subject is therefore tabled for one year.

The President here announced that he was in receipt of a letter from Ex-President Stevens, which, if the Convention desired, would be read by the Secretary.

Letter read, as follows:—

ROME, Nov. 25, 1889.

TO EDWARD E. SCRIBNER, Esq., *President National Association of Builders:*

My dear Mr. President,—From this far-distant city I send you greetings, with hopes that this may find you in much better health than when you last wrote me.

I know, from experience, how wearing the duties and responsibilities of your official position are, but sincerely hope you have at hand as efficient lieutenants as I had, and, while you direct and plan, you can leave the details to them.

I look forward to our next Annual Convention with much interest, and cannot find words to express the regret that I feel when I realize the impossibility of being present on that occasion.

I am satisfied that many important subjects will be brought forward for the consideration of the national body, and trust that wisdom may guide you all in the conclusions arrived at. I am, as all must be, greatly pleased with our official organ, *THE BUILDERS' EXCHANGE*. I see in it a means of communicating thoughts, suggestions, and information that cannot help being of very great value to the individual bodies forming our National Association. I sincerely trust that the officers of the different organizations will contribute each month largely toward making that part of the paper assigned them very interesting, and thus, in a measure, reduce the labors of the editor, our already greatly overworked Secretary, who deserves much gratitude for assuming this additional labor.

I do not know that I have any suggestions to offer that would be useful to you, but sincerely trust you may have a very profitable and (as I am assured you will have) a very pleasant gathering.

Give my very kindest regards to all the officers, and to each individual delegate, with the assurance of my regrets at not being with them on the occasion of their gathering. I remain, Mr. President,

Yours very truly,

JOHN S. STEVENS.

Possibly, as a *postscript* to my rather formal letter (as it appears to me after reading it over), I ought to tell you something about our visit to this grand old historical city. On our former visit we contented ourselves simply with sight-seeing, which was done in a very hurried way. Now we are taking it much more leisurely, and per consequence, can examine some matters that were entirely overlooked before.

We have availed ourselves of the services of Dr. S. Russel Forbes, archæological and historical lecturer on Roman antiquities, and with him visited the different localities, and listened to a very interesting descriptive lecture. I find that he has made a study of Roman construction, that is, the material used in building, and the way it is put together. By this means he is able, in a very intelligent manner, to classify the different historical periods of building.

He tells us that the early Greek period in Italy is marked by massive walls of masonry, — walls built from the stone of the vicinity, the blocks being rough, as hewn out of a quarry, polygonal. The later Greek period and the Etruscan are identical, being formed of square blocks of stone, headers, and stretchers. In the time of the kings of Rome the stones were squared. In the earliest walls they are close-jointed; in the second period the edges are bevelled, etc.; and in this way he traces them down to modern times.

Finding I was interested in this subject, he kindly gave me a Table of Construction that he had prepared, — a copy of which I send you, not expecting you to be as interested as I am in the subject, as I think one must be on the *spot*, and see it all, to appreciate it to its fullest extent. To understand the terms used in the table, he explained them as follows: —

"Opus-incertum" — pieces of stone fixed together with cement. This was afterward improved upon, by facing the outside of small pieces of stone, and making them of one uniform size. Then the stones were cut into wedge shapes, the point being inwards, and, being laid in regular rows, has the appearance of net-work, and is called *"opus-reticulatum."* This kind of work, he told us, went "out of fashion" after the time of Tiberius, but was revived by Hadrian, who always set his reticulated work in bands of brick, like a picture frame, — thus easily distinguishing it from the earlier work.

The earliest brick building is the Pantheon. One period of Roman brickwork can easily be distinguished from another by measuring the number of bricks in a foot and noticing their uniformity of size. The brickwork of Nero's time is said to be the best in the world. They are thin, narrow bricks, with very little mortar between them. After his time it gradually declined, till the cement is as thick as the bricks. The walls were not solid brick all through, but the interior was made of rubble work, the outside course being entire brick, while at every four or five feet, all through the construction were laid great tie bricks, to keep the rubble work from shifting. The brickwork was called *"opus-lateritium."* The great tie bricks are usually stamped with the names of the consul or emperor, and the maker.

In the fourth century another system, "opera-decadence," — layers of brick and layers of stone. This continued to the thirteenth century. I noticed that where the rubble was used the facing bricks were triangular in shape, thus avoiding a straight joint, and bonding all thoroughly.

I know this must all be very dry and uninteresting to you, but I am certain if you were here you would be as interested as I, not only in these matters but many others. So much has been better said than I can possibly say it, about the buildings, picture galleries, sculpture, etc., that I shall not attempt a word on these subjects.

Yours very sincerely,

JOHN S. STEVENS.

TABLE OF CONSTRUCTION.

TUFA OF THE KINGS.

STYLE.	SPECIMEN.	DATE.
Polygonal	Tusculum	
Opus-quadratum, First Period, squared edges.....	{ Veii	
	{ Gabii	
	{ Palatine Hill.....	753 B. C.
	{ Second Wall of Rome.....	746 B. C.
Second Period, bevelled edges.....	{ Aventine Hill.....	600 B. C.
	{ Ostia.....	600 B. C.
Opus-quadratum.....	{ Tomb of Scipio.....	298 B. C.
Opus-incertum	{ Temple of Hope	240 B. C.
Opus-incertum	{ Temple of Cybele.....	191 B. C.
Opus-quadratum.....	{ Emporium.....	190 B. C.
	{ Tabularium.....	78 B. C.

Now comes the use of the travertine stone and the brick of the Empire.

STYLE.	SPECIMEN.	DATE.
Opus-quadratum.....	{ Tomb of Cecilia.....	78 B. C.
	{ Theatre of Marcellus.....	13 B. C.
	{ Colosseum.....	80 A. D.
Bricks 6 to the foot.....	{ Pantheon.....	20 A. D.
" 8 " "	{ Aqueduct.....	60 A. D.*
" 7 " "	{ Palace.....	80 A. D.
" 6 " "	{ Temple of Venus.....	120 A. D.
" 7 " "	{ Nymphæum.....	170 A. D.
" 5 " "	{ Baths	212 A. D.
	{ Walls of Rome.....	225 A. D.
	{ Basilica	300 A. D.

* Nero's time.

After the reading of Mr. Stevens's letter the session adjourned.

THIRD DAY. — MORNING SESSION.

President Scribner called the Convention to order at 10.30 A. M. One hundred and seven delegates responded to roll-call.

The Secretary read the following telegram : —

LONDON, ENGLAND.

The Master Builders of Great Britain send congratulations to the National Association of Builders of the United States.

They hold annual meeting at Bedford Street Strand, London, to-day.

The SECRETARY. — It occurs to me, Mr. President, it would be well for us to send a cable message to the Master Builders' Associa-

tion of Great Britain if possible, to-day, tendering our congratulations to them. And in this connection, I will remind the Convention that since we have been in session we have received cablegrams from Egypt, Australia, and London, showing that our endeavor and our action are certainly meeting with recognition all over the world.

A DELEGATE. — I move that the Secretary be authorized to answer all of them.

The motion was seconded and carried.

The PRESIDENT. — The regular question of the morning, gentlemen, will be the consideration of the recommendation of the Executive Committee, and the discussion of shorter hours than those now in vogue. What is your pleasure?

THOMAS P. MCKELLEGET, of St. Louis. — Mr. President, I wish to offer an amendment to the report of the Executive Committee.

MR. SHERRY, of Boston. — Mr. President, I wish to offer a substitute.

The PRESIDENT. — We have an amendment and a substitute to the report. Any others?

The SECRETARY. — The amendment which is offered by Mr. McKelleget, of St. Louis, is as follows: "Amend the report of the Executive Committee by adding the following: The National Association of Builders recommend, as far as practicable, that, in the construction of buildings, eight hours shall constitute a day's work."

The PRESIDENT. — Does the amendment receive a second?

MR. DUNCK, of Milwaukee. — I will second it.

The SECRETARY. — The Boston delegation offers a substitute as follows: "Recognizing the agitation for shorter hours of labor than those now prevailing, the National Association of Builders in Convention assembled declares that, as a central body, representing so many different constituencies, it is not competent or proper for it to recommend a certain number of hours for the building trades generally to adopt, but that it should be left to the local bodies to adjust the number of hours of labor as circumstances and conditions by which they are surrounded may dictate; but it does believe that this body should persistently urge upon all local bodies that the thorough establishment of the system of "payment by the hour" is an absolutely necessary safeguard, and that they should earnestly labor to secure the establishment of that system.

The PRESIDENT. — Does the substitute receive any second?

Several delegates seconded the substitute.

Mr. BECK, of Sioux City. — I rise to second the motion, if put in the form of a resolution.

The PRESIDENT. — It is now seconded, and is fairly before the house. Mr. Purington, of Chicago, offers as a substitute : —

Resolved, That this Association deems it inexpedient to take any action on the question of the eight-hour day that shall interfere with or in any way hamper the local Exchanges affiliated with this body.

Mr. EIDLITZ, of New York. — I second that motion.

A DELEGATE. — I move that that be laid on the table, and that we take up the substitute from Boston.

The motion was seconded.

The PRESIDENT. — It is moved and seconded that the substitute offered by Mr. Purington, of Chicago, be laid upon the table.

A DELEGATE. — I would ask if the motion to lay on the table would not carry both the substitute and the report of the Executive Committee.

Mr. E. J. HANNAN, of Washington. — I don't think so, Mr. President.

Mr. PURINGTON, of Chicago. — I hope no motion to lay on the table will prevail, because all debate will immediately be cut off.

The PRESIDENT. — That is true.

Mr. PURINGTON. — I would like, when the time comes, to give reason for offering my resolution.

Mr. HANNAN, of Washington. — That is the very reason I offered the motion, — to cut off debate. I think we had enough debate on it yesterday. I think the Boston paper covers the whole case and that we can proceed to vote upon it.

Mr. PURINGTON. — So far as I recollect, the question of the eight-hour day was not mentioned in this Convention yesterday.

The PRESIDENT. — Gentlemen will please bear in mind that a motion to table cuts off all debate.

Mr. PURINGTON. — And carries everything with it?

The PRESIDENT. — Carries everything with it.

Mr. HANNAN. — Owing to the ruling of the Chair, Mr. President, I withdraw my motion.

The PRESIDENT. — If there be no objection, the motion to table will be withdrawn. The Chair rules that the last substitute is now before you, the one offered by Mr. Purington, of Chicago.

The resolution of Mr. Purington was then read by the Secretary.

The PRESIDENT. — Gentlemen, the question is before you.

Mr. MADDEN, of Chicago. — Mr. Chairman, I second that motion.

Mr. PURINGTON. — Mr. Chairman, I have no desire to make any extended remarks upon this resolution. I have drawn it in as few words as possible to express the idea I had in view, and that was that the whole matter of discussing the eight-hour day in the manner in which it has been discussed is inexpedient and inadvisable for this Association. The original item in the programme was a simple question, which was announced for discussion: "Shall the National Association recommend the adoption of the eight-hour day in the building trades; and if so, when and under what conditions?" The amended document which was presented by the Secretary is the same thing clothed in a little different language, longer, more intricate, and less easy to understand, but in the end it means exactly the same as the question, with the exception of the item referring to payment by the hour.

Now this Association, from the first meeting, has adopted and favored the system of paying for labor by the hour, and the clause in this recommendation of the Executive Committee in regard to payment by the hour is simply a reiteration of what the Association has done at every Convention we have held. In my judgment, a majority of this Convention are unprepared and unwilling to pass any vote that shall hamper any of the filial Exchanges or any of the members of those filial Exchanges. We all understand that, according to the reports made to this Convention yesterday, there are hardly any two places using or adopting the same system and the same number of hours for a day's work. It will be an impossibility to carry out a recommendation of this kind.

It is well that this subject be agitated, because I believe, and I am willing to admit, that the tendency of the laboring people in America is to a shorter day, and I am ready to meet it at any time, but I do not wish to say to my brethren who do not agree with me, or who, from force of circumstances, are impelled to work longer hours or shorter hours in a day, "I recommend that you do as I do, or that you think as I do": that time has not yet come; and I have put this resolution into as few words as possible to express my meaning, because I believe it expresses the sentiments of the majority of this Convention.

Mr. SAYWARD, of Boston. — Mr. President, as Secretary of this organization, I have refrained from saying anything on this question, but now I shall claim my right as a delegate from Boston to say a

few words in opposition to the substitute offered by Mr. Purington, of Chicago, and in support of the Boston resolution. His resolution is, it is true, short and crisp, — as Chicago is sometimes very apt to be, — and it has some attractions on account of its brevity. I, however, am not in favor of brevity when it leaves in doubt something which ought to be explained, something which ought to have been emphasized. The gentleman has said that the reference to “payment by the hour” is simply a *reiteration* of what has been stated at each Convention before. WHAT OF IT IF IT IS? We know well enough; and it has been stated upon this floor quite a number of times during this Convention, that “constant hammering” is necessary to accomplish anything.

I know well enough that the establishment of this important method of “payment by the hour” can only be introduced by “constant hammering,” and here is a legitimate opportunity in which we can again place before the local bodies the importance of that method of payment as a safeguard, and therefore I support the recommendation which is offered by Boston in opposition to the one offered by Mr. Purington, of Chicago, because it more specifically states the whole question, and does so without unnecessary elaboration. He, I think, did not properly read the contents of the paper, or he would not have felt it would be confusing and hard to understand. If the Chair will permit me, I will read the substitute offered by Boston in contrast to the one offered by Chicago. Mr. Purington’s substitute says, without one word of explanation or advice to local bodies:—

Resolved, That this Association deems it inexpedient to take any action on the question of the eight-hour day that shall interfere with or in any way hamper the local Exchanges affiliated with this body.

That is confusing, it is misleading, it does not say to the local bodies what it ought to say, and leaves it altogether indefinite and unsatisfactory.

Mr. PURINGTON. — Show in what way that is misleading.

Mr. SAYWARD. — It is misleading in this way: You say in your recommendation that the Association deems it inexpedient to take any action on the question of the eight-hour day that shall interfere with or in any way hamper the local Exchanges affiliated with this body, but you don’t in any way show how the mere taking action on the eight-hour question does hamper local Exchanges, or does affect them, and you do nothing to help the local Exchanges out of the difficulty

which they find themselves in, many of them, of knowing what is the wisest thing to do.

I believe, Mr. President, that the local Exchanges have come here to this Convention to get a little bit of encouragement, and a little bit of advice, and a little bit of reason, and a little bit of counsel, and a little bit of example, from the various other local bodies here assembled, and that unless they get that, they go back from this Convention unarmed, except with one plain blank statement, which they may present in a thousand different forms, too rank in some cases and too mild in others; while, if you define exactly what you mean, as we have here in the Boston resolution, I think that they will have something which they can understand, for we give the reason why it is undesirable for the National Association to recommend any special number of hours, and then give them wise counsel how they can best prepare themselves for any emergency.

The Boston substitute reads as follows: "Recognizing the agitation for shorter hours of labor than those now prevailing, the National Association of Builders in Convention assembled declares that, as a central body, representing so many different constituencies, it is not competent or proper for it to define or recommend a certain number of hours for the building trades generally to adopt, but that local bodies should be left free to adjust the number of hours of labor as circumstances and conditions by which they are surrounded may dictate. But it does believe that this body should persistently urge upon all local bodies that the thorough establishment of the system of payment by the hour is an absolutely necessary safeguard, and that they should earnestly labor to secure the establishment of that system." Mr. President, I desire nothing more than to place these two statements the one by the side of the other, and let the Convention decide which one is liable to misapplication or misconstruction by the fact of leaving out something which should be in.

The PRESIDENT. — Are there any further remarks?

Cries of "Question."

The PRESIDENT. — Gentlemen, the vote will be upon the substitute offered by Mr. Purington, of Chicago.

Mr. PURINGTON. — Mr. Chairman, at the request of a number of the Chicago delegation, who prefer the substitute offered by the Boston delegation, I withdraw mine.

The PRESIDENT. — If there be no objection, Mr. Purington, of Chicago, will have leave to withdraw the substitute he offered.

Mr. PRUSSING, of Chicago. — Mr. President, I second the substitute offered by the Boston delegation.

Mr. EIDLITZ, of New York. — Mr. President, I believe that our delegates fully agree with this substitute, simply stating that it does not alter the recommendation of the Executive Committee by any means. This is the opinion of New York, and we feel as if we should vote for it.

Mr. CRAWFORD, of Syracuse. — Mr. President, I think that the Boston delegation's recommendation would meet with the approval of Syracuse.

Mr. REED, of Wilmington. — Mr. President, I want to say that it meets with our approbation, and I think it would meet the approbation of our Exchange. I think it expresses their sentiments exactly.

Mr. WOELPPER, of Philadelphia. — Mr. President, whilst the delegation from Philadelphia has taken some opposition to the discussion of this question, I wish to say that Philadelphia agrees with the substitute offered by the Boston delegation, and all our delegates are willing to vote in the affirmative.

Mr. DUNCK, of Milwaukee. — Mr. President, I will say that we agree with the substitute. We have had some experience in Milwaukee, as most of you will remember. We have had some riots and some bloodshed. We want to avoid it. We want to meet this question squarely. We want to meet these men half way, and not have any more labor strikes or riots, such as we have had, no more loss of life, in Milwaukee. We will vote for it.

Mr. McKELLEGET, of St. Louis. — Mr. President, as the amendment I offered has no show at the present time, I ask leave to withdraw it.

The PRESIDENT. — If there be no objection, Mr. McKelleget, of St. Louis, will be allowed to withdraw the amendment which he offered. Now, gentlemen, we wish all to have a fair opportunity to discuss this question.

Mr. GEORGE, of Detroit. — Mr. President, although I know this will pass the house, I am opposed to it. I came here in favor of making a day, if necessary, ten hours; and anything outside of that, payment by the hour.

Mr. DECLUE, of St. Joseph. — Mr. President, our delegation came here for the purpose of learning. We are beginners in the art of Exchanges. We came for information. We were requested by the Secretary of the National Association to discuss this question in our own Exchange, that the delegation might be prepared to talk on the

subject. That discussion was held, and an informal vote taken ; and, sir, there is a point I would like to call attention to that perhaps would be worthy of consideration: Every material dealer and every man that is not working his men by contract declined to vote on the question, leaving it directly for those to vote who were directly concerned in the number of hours for a day's work. Can we not do the same here? It then brings it right down to the point, that those who are interested can pass the vote understandingly. Our delegation is not instructed, still it is impressed upon our minds that ten hours is a day's work, and nothing less ; and we are prepared, sir, to cast our vote that way. At the same time, we do not think it would be right for those who have already inaugurated the eight-hour day — the stone-cutters and the material-men — to vote against us, and vote us down. We do believe the National Association is formed for the purpose of fair play, and we do think that those who are directly interested in the question should be the ones to settle it.

The PRESIDENT. — The Chair would remind the last speaker that any action taken here is simply recommendatory, and does not in any way hamper the local Exchanges, which have the province and the privilege, of course, of acting individually.

Mr. DECLUE. — I am aware of that, Mr. President, but the very fact of that notice going out — that this question would come up here in the Convention — has already strengthened the arms of the local unions to demand the eight-hour system. We have had served upon us, as an Exchange, a demand from two unions of carpenters at St. Joseph, for eight hours a day. Then those outside of the union met, and demanded nine hours and additional pay. And then we were informed by the local unions that they did n't care whether it was eight or nine hours, but it must be additional pay, more than sufficient to make up for the ten hours' work, if they gave ten hours. Now, sir I say that bringing this question before the Association at all has done us in the West an injury, and it has strengthened the hands of those to whom we want to give fair play, but do not want to submit to dictation from. And you will find, sir, if it comes to a fair question, that the West will stand shoulder to shoulder in defence of their rights as contractors.

Mr. BENJAMIN C. MILLER, of Brooklyn. — Mr. President, our delegation came uninstructed entirely, but still we are ready, the two of us that are here, to vote for the resolution of the Boston delegation.

Mr. DUNCK, of Milwaukee. — Mr. President, as this is a very im-

portant question, I renew my motion made day before yesterday, that the Secretary be instructed to call the roll on this question. I think that is the proper way to do, in order that the delegates may meet this thing squarely, and put themselves on record.

Mr. PURINGTON, of Chicago. — I would like to make the suggestion that the roll be called by cities, and that the chairman of delegations announce the vote.

Mr. DEEVES, of New York. — Mr. Chairman, this substitute, I think, fits the case very well. Let us first have the general adoption of the hour system, then it will not come so harsh upon us.

There is a great deal to be taken into consideration on this eight-hour question, — the adjustment of customs in different localities, some parts of the country working ten hours, others working eight hours. That is not square to parties working the eight-hour system. It does not equalize things between two sections to have one section of the country working ten hours and another eight hours. Before the general adoption of eight hours things have got to be equalized through payment by the hour, so that all will be alike, so that all will be on an equal footing.

Mr. EDWARD M. HAGER, of Buffalo. — Mr. President and gentlemen, this question has been discussed in our association in Buffalo pretty thoroughly. We had meetings two different evenings, and it seems to me, in the conflicting interests between material-men and contractors (or subcontractors as they are called here), we are liable to have difficulty with this question. In my conversation with numbers of subcontractors yesterday, I found that the men in their employ who were advocates of the eight-hour system were accustomed to move from one place to another very often. I have failed to find one man who has \$100,000 or \$150,000 invested in a plant who will vote for it. Such a man is not going to let his plant lie idle sixteen hours out of the twenty-four. If he only had the labor at the building to pay, there would be no objection to it. Our firm employs over two hundred men. About one hundred and thirty are working outside. I have no objection at all to their working eight hours there; but when you come to a plant with \$150,000 invested in it, I tell you it does not pay to work only eight hours a day. And there is where, I think, the conflict comes in.

The PRESIDENT. — If there are no more remarks, we will take a vote.

Mr. EIDLITZ, of New York. — I do not wish to speak on the question at all, but it seems to me most of the gentlemen misunderstand

the question we are debating. The question is not whether we shall have eight hours a day or not.

The PRESIDENT. — You are just right, sir.

Mr. EIDLITZ. — The question is, Shall we recommend and warn the affiliated bodies, so that they shall know that this thing is coming?

The PRESIDENT. — That is it, sir.

Mr. EIDLITZ. — I would say to the gentleman from St. Joe that if he had gone through the mill that New York and Chicago and some other places have gone through he probably would be just as much prepared to vote for this substitute as we are. And we understand it perfectly, that, while it may be very proper in some localities to work more hours and in other localities less, we do not say either one or the other; and this is all we have got to do: adopt the recommendation, that the people shall be on the alert.

Mr. BYRNES, of Buffalo. — Mr. President, we differ on this question of eight hours. The question is, how to prevent strikes: eight hours a day or pay by the hour?

Now, this idea of work "by the hour," gentlemen, means "by the day" with the men; and there is no question about it. There is no question, gentlemen, but that eight hours is coming some time, and the question is how to place ourselves in relation to it. It has its advocates everywhere. It has its advocates in the pulpit, it has its advocates in the colleges, it has its advocates from all points of view, economical, social, financial, and otherwise. Now, the question is, gentlemen, are we going to place ourselves between the two grindstones, as the gentleman from Chicago says, and get ground down to a pulp? Are we going to encourage strikes, or are we going to arbitrate and avoid them, the same as they have done in Chicago? Don't they show you plainly that we have got to get there not only for ourselves but for the people at large?

The question before the Convention is whether we shall bring forward some method to prevent strikes, or whether we will have them. You must remember that the eyes of the working class connected with the building trades of this country are turned towards St. Paul to-day. St. Paul to-day is probably the most prominent in the minds of the people of any city in the United States. Everybody is looking this way to see what the action of this Convention will be, whether it means strikes and continued trouble, or peace and happiness to the workingman and the contractor.

We have, this coming spring, notice of a strike among the stone-

cutters; your action to-day will settle whether that strike will go on or not. If this Convention places a day when they would instruct or ask the contractor to conform to the eight-hour rule, place some certain date, I think these men that are ready to strike will be willing to wait until such time and accept such terms. These gentlemen don't want strikes; the working classes themselves have had enough experience, so that they don't want strikes; the contractors don't want strikes, — none of us want them. We all want to get out of it the easiest way we can. If we have any more strikes, or reductions of hours, I want it placed by this organization in such a way as that the consumer, and not the supplier, will have to pay for it. I don't want to have to put my hand down in my pocket and pay out my money for somebody's else interest.

Mr. KING, of Washington. — I did not know it was to be the order for each delegation to make remarks upon this subject. The general order seems to be for each delegation to give an expression of opinion. Washington came here determined, Mr. President, not to utter one word on this subject. Our Exchange also acted in the same manner. We do not invite any quarrel, we do not invite trouble. We have not been notified of any demand for eight hours, and I doubt very much if the National Association has been notified of any demand about to be made by organized labor for eight hours a day. We have invited this discussion ourselves. Mr. President, we are not here to antagonize labor, neither are we here to antagonize capital, we are here simply to protect our own rights.

A DELEGATE. — I would like to rise to a point of order here. If I understand the substitute correctly, there is no question as to six, eight, nine, or ten hours.

The PRESIDENT. — The gentleman is correct.

Same DELEGATE. — I would say, if we are to go into a discussion of the hours in connection with this matter, we will get into a tangle we cannot unravel before night.

The PRESIDENT. — The Chairman has felt, for the last quarter of an hour, that we were talking wide of the question; still it has been thought best to give you all the latitude possible. It is not contemplated by the substitute to discuss the question of hours; the substitute does not say one word as to the number of hours.

Mr. KING. — Washington does not wish to be placed in the position of discussing any particular hour. All Washington desires is, that they have the right here on this floor, when every other delegation is

discussing the question, the same right, and we do not care what the hours are. We will pay by the hour, and labor will have to regulate the price by the hour.

Cries of "Question."

The PRESIDENT. — The question is called for. A suggestion has been made that the roll be called.

Mr. ADAMS, of Indianapolis. — Mr. Chairman, I hope you will give every city a chance to express its views.

The PRESIDENT. — It is the intention and wish of the Chair that every gentleman on the floor shall have an opportunity to speak upon this subject, but it is also the wish of the Chair that you shall carefully confine yourselves to the subject-matter covered by the substitute as offered.

Mr. MORSE, of Worcester. — Mr. President, that question has been discussed on all points. I now move the previous question.

The motion was seconded.

The PRESIDENT. — The previous question is called for. Before the question is put to vote the request is made that the substitute be again read, in order that all may fully understand it; and I wish to say just now that, when you come to the vote, the chairman of each delegation will be kind enough, when his city is called, to state how many of his delegation vote in favor of the substitute and how many against, when the secretaries will record. The Secretary will now read the substitute.

The Secretary then read the proposed substitute.

The PRESIDENT. — The roll will now be called.

The roll was then called, as follows : —

BALTIMORE. — Three votes in favor of the substitute.

BOSTON. — Seven votes in the affirmative.

BROOKLYN. — Two votes aye.

BUFFALO. — Three votes in favor of the substitute.

CHICAGO. — Chicago cast thirteen votes in favor of the substitute offered by the Boston delegation.

CINCINNATI. — Four votes for the substitute.

CLEVELAND (A. MCALLISTER). — My colleague is not here. I vote one affirmative.

DENVER, COL. — Three votes for the substitute.

DETROIT. — Two in the affirmative and one in the negative.

EAST SAGINAW. — Two against the amendment.

GRAND RAPIDS. — Two for the substitute.

INDIANAPOLIS. — Three in favor of the substitute.

KANSAS CITY. — Five for the substitute.

LOUISVILLE. — Two for the substitute.

LOWELL. — Three for the substitute.

MILWAUKEE. — Three votes for the substitute.

MINNEAPOLIS. — Two for the substitute; the other delegate is not here.

NEW YORK. — Eight in the affirmative.

OMAHA. — Three votes for the substitute.

PHILADELPHIA. — The entire delegation from Philadelphia, seven in number, votes for the substitute.

PORTLAND. — One vote for the substitute.

PITTSBURG. — Three for the affirmative.

PROVIDENCE. — Three in the affirmative.

ROCHESTER. — Three in the affirmative.

ST. JOSEPH. — Two in the affirmative, and one in the negative.

ST. LOUIS. — Six in the affirmative.

ST. PAUL. — Four votes in the affirmative.

SIOUX CITY. — Two in the affirmative.

SYRACUSE. — Two in the affirmative.

WASHINGTON. — Three in the affirmative.

WHEELING, W. VA. — One in the affirmative.

WILMINGTON, DEL. — Two in the affirmative.

WORCESTER. — Two in the affirmative.

ASSISTANT SECRETARY VOSHALL. — Mr. Chairman, there are one hundred and eleven votes in the affirmative and four in the negative.

The PRESIDENT. — The Chair declares the substitute carried by an overwhelming majority, nearly unanimous. The next order of business is the discussion of the question on "Manual Training: Shall the National Association recommend its Introduction in the Public Schools?"

The PRESIDENT. — The gentleman who was to open the discussion was unavoidably absent, and sent a paper here for reading, which, I understand, has been mislaid. While waiting for the paper, the Secretary has a document to lay before you, — a letter from another organization.

The SECRETARY. — The following communication has been received since the morning session was called to order [*reading*]: —

EXECUTIVE BOARD OF THE BRICKLAYERS' AND MASONS'
INTERNATIONAL UNION OF AMERICA,

SECRETARY'S OFFICE, KANSAS CITY, MISSOURI, Jan. 24, 1890.

W. H. SAYWARD, *Secretary National Builders' Association, in Convention at St. Paul, Minn.*:

Dear Sir, — Enclosed please find a resolution adopted unanimously at to-day's session of the Twenty-fourth Annual Convention of the Bricklayers' and Masons' International Union of America, and which I was directed to forward to you to be

presented to the Convention of the National Builders' Association which convenes in St. Paul next week. Trusting that the purport of the resolution will be accepted in as good faith and intent as it is sent, and that much good may be derived from the object in view, a better feeling prevail between the two Associations, so that intelligence may *reason* among us in the future, we wish you God-speed in your deliberations, and trust that wisdom tempered with justice will prevail in the councils of your Convention.

Very respectfully,

THOMAS O'DEA, *Secretary*.

To the National Builders' Association, in Convention assembled, GREETING:

We, the members of the Bricklayers' and Masons' International Union of America, in Convention assembled, respectfully request that your honorable body formulate general laws to establish a Board of Arbitration, whereby the difficulties arising between master builders and employees of our craft may be amicably arranged so as to avoid strikes and all difficulties which may arise.

ALEXANDER DARRAH, *President*.

THOMAS O'DEA, *Secretary*.

A true copy.

The PRESIDENT. — Gentlemen, what is your pleasure?

Mr. TAYLOR, of Kansas City. — I move that the communication be laid upon the table.

The motion was seconded.

SEVERAL DELEGATES. — No! no! no! no!

Mr. ADAMS. — I move that the communication be received.

Mr. DEEVES. — I second the motion.

Mr. DUNCK, of Milwaukee. — I would offer an amendment to that, that it be received and placed on file.

Mr. ADAMS. — I accept the amendment.

The PRESIDENT. — The substitute now before you is that the document be received and placed on file.

Mr. PRUSSING, of Chicago. — Mr. President and gentlemen, it is due to our self-respect that we treat any communication that comes here as gentlemen.

Mr. DEEVES. — That is right.

Mr. PRUSSING, of Chicago. — The spirit that prompted that communication, as I understand it, deserves your considerate attention.

Arbitration is the means of guarding against labor troubles, — strikes, lockouts, and boycotts, — and any motion that you may make should include the acknowledgment of the receipt of the communication and notification that a special committee has been appointed by this body, to report at our next Convention. We are not ready to-day, perhaps, to dispose of the matter, but we should have a report on that subject,

at our next Convention, and with the consent of the gentlemen who have made motions on the subject, I now suggest that the Convention receive the communication and acknowledge its receipt through its Secretary. After that has been done, I suggest the appointment of a special committee for the purpose of considering the matter, of which the Secretary will of course inform them in his communication. Gentlemen, as much as that, you owe to yourselves.

Mr. ADAMS.—I accept that suggestion, with the consent of the seconder of my motion.

Mr. DUNCK, of Milwaukee.—I am satisfied, Mr. President.

The PRESIDENT.—The substitute offered by Mr. Prussing is now before you. It becomes the motion of Mr. Adams, of Indianapolis, properly.

Mr. TAYLOR, of Kansas City.—Mr. President, I think we are the most interested in this thing. We have had arbitration committees (at Kansas City), and they have refused to act with us when the strike was called. We have n't any trouble there, but if you accept that paper, and appoint a committee, I am afraid you will get us into trouble. We have no trouble now, and why not let us alone?

The PRESIDENT.—All those in favor of such action being taken by this Association will please signify it by saying Aye; contrary, Nay. The Ayes have it, and the motion is carried.

Adjourned until 2 o'clock P. M.

THIRD DAY.—AFTERNOON SESSION.

The Convention met at 2 o'clock P. M., and, on motion of Mr. Purington, the calling of the roll was dispensed with.

The SECRETARY.—A letter has been received from the Builders' Association of California, dated San Francisco, Jan. 27, 1890:—

TO WM. H. SAYWARD, *Secretary National Association of Builders:*

Dear Sir;—Your circulars in regard to coming Convention at St. Paul, Minn., were received too late for this association to send delegates. It was the unanimous sentiment of the members present that this association should affiliate with the National Association of Builders, and we trust to be represented at your next Convention.

Yours respectfully,

A. JANSEN, *Recording Secretary.*

[*Applause.*]

The PRESIDENT. — Delegates are reminded that later in this session they will be called upon to name directors from their bodies to this Association, which directors will be delegates at large.

Mr. HANNAN, of Washington. — Mr. President, I would like to ask unanimous consent to present this resolution in reference to delegates at large, to be considered now.

The SECRETARY [*reading*]: —

Resolved, That the presidents of local associations in office at the time of convening of delegates be the delegates at large for their several associations for the ensuing year.

A DELEGATE. — Mr. Chairman, is not that an amendment to the Constitution, and, under the rule, would it not have to lay over for one year?

The PRESIDENT. — Certainly.

Mr. HANNAN. — Then, Mr. President, I present it as such. I do not think there is any one better qualified to represent a Builders' Exchange than its president. They are generally supposed to be better informed, and are at the head of affairs. I think, for that reason, it would be better for this Association.

The PRESIDENT. — It will lie over then till the next Convention.

The SECRETARY. — The following resolutions have been offered: —

By Mr. Murray, of Chicago: —

Whereas, There is not sufficient general information as to the remuneration, wages, or salary received and hours per day worked by the industrial classes of the United States; and,

Whereas, It is evident, were the publication of these statistics more generally distributed, and at stated intervals, say annually, it would be the means of creating a more general average as to wages received and hours employed by the industrial classes of the country; therefore, be it

Resolved, Believing that the information desired can be best obtained and distributed by the United States government, this Convention respectfully petitions Congress to enact such laws as are essential to the circulation of such information.

By Lawrence Grace, of Cincinnati: —

Resolved, That the architects of the United States be requested to specify materials manufactured in this country, in writing specifications, so as to encourage home industry.

By John E. Carpenter, of the Builders' and Traders' Exchange, of Louisville, Ky.: —

Resolved, That the National Association of Builders recommend to its affiliated bodies, that, when any difficulties or disagreements arise between architects and

themselves relative to violations of rules, such affiliated bodies shall immediately notify the National Association Secretary, who shall, as speedily as possible, notify all affiliated bodies, through their secretaries, not to make any estimates or interfere with the matter in question until the same is reported as settled by the body from which such difficulty or disagreement originated.

Resolved, That the above be referred to the proper committee to report at the next annual meeting.

The PRESIDENT. — These resolutions will all be referred to the Committee on Resolutions, if there be no objection.

Mr. BAGGS, of Wheeling. — Mr. Chairman, I would ask unanimous consent of the Convention to submit the following resolution.

The SECRETARY. — Is this from the Wheeling Exchange, or from you personally?

Mr. BAGGS. — The Builders' Exchange of Wheeling offer the following: —

Resolved, That the National Builders' Association of the United States are opposed to the system of boycotting, as practised by the labor unions of the United States, and that we recommend arbitration by an equal committee, with a chairman, selected for his judicial abilities and reputation for integrity in the community, to cast the deciding vote on all questions affecting the interests of employers and employees.

The PRESIDENT. — It will be referred to the Committee on Resolutions.

Mr. BLAIR, of Cincinnati. — In view of the fact that just previous to the adjournment of the morning session we had a communication from the International Journeymen Bricklayers' Association, in which the matter of arbitration was suggested, I have formulated a resolution which, with your permission and that of the Association, I will read: —

Whereas, This Association has declared itself in favor of arbitration as the best means of settling disputes between employers and workmen, as evidenced in the reports of its three previous Conventions; and

Whereas, It is desirable to perfect a plan of arbitration, feasible and proper for this body to recommend to its filial bodies; therefore, be it

Resolved, That a standing committee on arbitration be appointed by the Chair to take the whole matter into consideration, and to report at the next Convention.

I submit this without argument.

Mr. BAGGS, of Wheeling. — Mr. Chairman, if I would be permitted to make an explanation in connection with my resolution, I would state that there has been no action taken by this Convention denouncing boycotting, which is the curse of all building trades, and I would

very much dislike to go home to my people and tell them that in this large Convention assembled here that question had been ignored. All that I ask, by my resolution, is that we put ourselves upon record that we are opposed to this system of boycotting; that it is non-American; that it affects the interest of every contractor in the United States, and that the principle of arbitration is the only true and correct method of settling difficulties between employers and their employees.

I would like to see a unanimous vote of this Convention upon that question, that we may go before the people of the United States as denouncing this system of boycotting. I do not know what the effect may be in Chicago, or in New York, or in the larger cities of the nation, but I know that in my little city it has bankrupted our contractors, it has retarded building in my community, and has been a general curse to every moneyed man in the entire State.

If you will pardon me for referring further to this question, I will say that I come from a State which has gone through what probably few other States in the nation have gone through. We have gone through the war, and have just begun to get upon our feet, and now, when we have settled this great question which has divided the nation, we are confronted by our own people with the system of boycotting, which is worse than human slavery. People in my trade, and in other trades in my city, tell me that I shall not work: go back on that great decree, "that a man shall earn his bread by the sweat of his brow." The labor unions of my city have passed resolutions that a bricklayer shall not use a trowel unless he belongs to one of their unions; a plasterer cannot put a patch on a building unless he has a card in his pocket certifying that he is in good standing in his union.

It is time that the national builders of the United States should express themselves upon this question, and we feel that we are doomed; that we will not progress in our State as in Ohio, Indiana, Illinois, and in the great Western States, if we have not legislation that will enable us to put down this system of boycotting in our country. We ask of you people to give us your voice and your influence, that West Virginia may be placed upon a par with Massachusetts and Pennsylvania, and have suitable legislation in regard to these great labor problems that involve the entire interests of the United States.

The PRESIDENT. — The question will now be upon Mr. Blair's resolution, which was read a few moments ago by Mr. Blair. Do you want it read again?

The reading of the resolution was called for, and the Secretary then read Mr. Blair's resolution in reference to a standing committee on arbitration.

The PRESIDENT. — It has been moved and seconded that this resolution be adopted. All those in favor of the same, please signify it by saying Aye ; contrary, Nay. Carried.

Mr. PRUSSING, of Chicago. — Mr. President, if it is in order, I would like to have the Secretary instructed to give notice of this our action in answer to the communication received by the Bricklayers' Union this morning.

The PRESIDENT. — If there is no objection, it will be considered the sense of the Convention that the Secretary be so instructed.

This morning we were to have discussed "Manual Training: Shall the National Association recommend its Introduction into the Public Schools?" The gentleman who was to have opened that discussion, not being present, has sent a communication on the subject, which, with your permission, will now be read.

Mr. PURINGTON, of Chicago. — Mr. Chairman and gentlemen, this paper was written by the first vice-president of the Chicago Exchange, Mr. J. G. McCarthy. He is also chairman of a standing committee of the Chicago Exchange in relation to manual-training schools. He has taken a deep interest in it ; he is a self-made man, self-educated, and stands almost at the head of his profession in Chicago. I am very sorry that he could not have been here to have read this paper himself.

The paper alluded to was then read by Mr. Purington.

SHOULD THE NATIONAL ASSOCIATION RECOMMEND THE ADOPTION OF MANUAL TRAINING IN THE PUBLIC SCHOOLS?

That the National Association may justly bring this question within the scope of its mission will, it may be assumed, be conceded by all who have a thorough appreciation of the full meaning of the proposition. The influence of the National Association, and its hope for future usefulness, must of necessity be based on its capacity for dealing with questions which are susceptible of general application under a variety of local conditions. There is no other question of more importance to an association of builders than the one laid down, and, aside from the general question of education, in which all should be interested, the influence of its adoption in the public schools would be more readily discernible in the building trades than in any other of the nation's activities. As the consideration of the question must of necessity be based entirely on the educational advantages involved in its adoption, our first inquiry

should be, Of what does education consist? The best obtainable authorities define education to be: —

“The practical and skilful application of knowledge.”

“Actually doing the things which have to be done.”

“Training the hand and the eye in conjunction with the mind.”

“The development of all the powers of man, and their utilization for man's benefit.”

Assuming that these definitions are sufficiently broad to embody the most radically divergent views of the term “education,” let us next endeavor to ascertain to what extent the present system contains the letter and spirit of any or all of them. In attempting to show that the present methods of education in the public schools of the country are inadequate to the necessities of the situation, it should not be assumed that the advocates of the manual-training plan are, in any sense of the word, opposed to the public-school system as such, but are only prompted by a desire to make public education of more practical utility to the masses of the people. Perhaps the strongest arraignment that can be made against the present exclusively mental methods of the schools is the fact that they make little or no provision for the practical and skilful application of knowledge, and do not, in any sense of the word, actually do the things which have to be done by the great masses of the people in the every-day, matter-of-fact world about us. “Books, at best, are but symbols of knowledge, and not knowledge itself, and are only a means of seeing through other thoughts, indirectly, many of the things which can be more readily learned by actual demonstration.” It will be conceded, it may be assumed, that a system of education which makes the essential subservient to the ornamental, and which in effect teaches its pupils to despise manual labor, is a relic of the days when physical work was performed almost exclusively by slaves, and when education was considered more in the nature of a society accomplishment than a practical benefit in the solution of life's problems. That the present system neglects the plant for the sake of the flower is demonstrated by the fact that the practical education of life only begins on the termination of the school-days, and in all the principal centres of population its pupils, with a finished education, are earnestly seeking for opportunities to obtain the necessary knowledge to fit them for life's battles. It makes provision for the supplying of innumerable pulpitiess preachers, briefless lawyers, doctors without a clientage, and so-called business men who fail in all their undertakings, but neglects to take any note of the country's greatest need, — American skilled labor. To such an extent is this true that the opinion entertained by the church in early ages, “Education is a dangerous thing for the masses,” would seem to be literally true, for the reason that education, so called, instead of inculcating the dignity and respectability of labor, and teaching its pupils in such a manner as to fit them to enter into the world's industrial pursuits, tacitly forces them into the disreputable speculative practices of the “bucket shops,” the gaming table, and the race track. Spencer, in speaking of the female portion of humanity in this connection, says: “Instead of being taught the household arts and the dignity and sublimity of maternity, they are constituted in their youth the paper dolls of society, only to become physical wrecks in old age.” Buckle, in his “History of Civilization,” in speaking of the predominating methods of education, says: “Its devotees make laws in favor of industry which retard it; laws in favor of religion

which increase hypocrisy; and laws in favor of truth which promote lying." The feature of the present system against which perhaps the most serious objections can be raised is the "high school," whose graduates, as has been well said by a school superintendent in a prominent city, "do not become carpenters, blacksmiths, or servant-girls, but do become good members of society, whatever that may mean." This "high-school" feature of public education, into which but two and one half, or at the most, three per cent of the total number of children attending public schools enters, — and of this three per cent the ratio of males to females is as one to four, the ratio of expense per pupil, as compared with the lower grades up to and including the grammar grade, is as one to five, — can consistently say, through its management, "its pupils do not become carpenters, blacksmiths, or servant-girls," but it cannot say that the carpenters and blacksmiths aforesaid do not bear the burden of conferring on its members of "polite society" these ornate accomplishments. What those who advocate the kindergarten, manual-training, and trade-school features of education are contending for is a class of carpenters, blacksmiths, and servant-girls, if you will, of sufficient intelligence to take their places as teachers beside this antediluvian pedagogue, who would supply us with members of polite society, leaving us at the mercy of the communistic foreigner in the realms of skilled labor, and thus further, if it were possible, degrade the native-born American mechanic. Demonstrating the laxity of the present system does not of itself, in any sense of the word, constitute an argument in favor of any other particular plan, but does show the necessity for reform in our educational methods. It therefore devolves upon those who are advocating the adoption of manual training in the public schools to show that it will, in addition to meeting the objections to the present methods, be productive of the best results, from an educational point of view, that are obtainable under existing circumstances. Those who would modify the present system of education so as to incorporate therein the methods of manual training have first to contend with the slavery of tradition, or, as the Germans would say, must "combat the goat to protect the gardener." All its advocates can hope for currently is to endeavor to so place it before the thinking public, through the means of agitation and experiment, that the tide in its favor will sweep all opposition before it as effectually as did the English peasantry in the days when the lord of the manor made claim to an ownership in the wind, which it was proposed to use in working the first wind-mill introduced into the realm. Manual training has the indorsement of all the leading minds in the realms of education, and demonstrates by experience that a portion of the time spent in the practical application and use of things gives better results, in every sense of the word, than has been obtained in the past, through the exclusively mental methods of the present system. It fills to the letter the full spirit of the definitions heretofore given for the term "education," and, in addition to preserving all that is desirable in the present methods, constitutes a stepping-stone towards the solution of the very important question of apprenticeship. It teaches the dignity of labor by example, by combining the practical with the theoretical, and enables its pupils to instruct themselves in the very thing which they will have to do in their journey through life. It is natural education by practical means, and makes the acquirement of knowledge a pleasure by arousing the curiosity of youth, and thus inculcating in the mind, at the most impressionable moment, a love and respect for physical labor which can never be eliminated. It makes the intelligent American artisan the equal of the artist, and

places in their true light the lesser or industrial arts as the world's greatest civilizers. It exposes falsehood in a manner which cannot be done through words, promises us great inventions rather than great men, and with one grand wave of its mighty arm, metaphorically speaking, eliminates from the land the opportunity for the money power to create class distinctions. It augments the ranks of labor from the native population of intelligent, liberty-loving Americans, in contradistinction to the ignorant vassals of foreign despotism, with no proper conceptions of the genius of republican institutions, and opens up, as it were, a new continent of opportunities to the heretofore neglected youth of our country, in the realms of skilful labor. Carlyle says: "Tools are the connecting link between barbarism and civilization"; and that "man, without them, is nothing; with them, he is all-powerful." He again says: "Tools in the hands of intelligent men constitute the one great factor of civilization, in comparison with which all else sinks into obscurity."

The "manual-training" method, combining as it does, where practical, the use of tools in connection with books, constitutes the *summum bonum* of education, in every sense of the word; and particularly does it commend itself to practical men in the business world as the one great means for bringing about the thing of all others which the National Association of Builders should strive for, viz., a revivification of apprenticeship on a basis of intelligence in harmony with the spirit of the age in which we live. Perhaps the greatest anomaly of our multiform social fabric is the fact that the utility of manual and trade education is denied in our relations to the youth of the land, and is recognized as the one all-potent plan for making (what we should endeavor to make of the rising generation) intelligent, skilled artisans of the criminal classes. Prison statistics show that of the many unfortunate inmates of our jails and reformatory institutions, only about five per cent are mechanics; and, also, that of the number who are taught trades during their term of imprisonment, but a very small proportion are ever committed a second time. The greatest apparent obstacle to the introduction of manual training in the public schools is the difficulty in obtaining competent teachers, or perhaps not competent teachers but persons of sufficient intelligence to conduct conjointly the mental methods of the present system with the practical plan of manual training. This objection is, happily, fast dying out, through the efforts of the many private schools carried on on the manual-training plan in various sections of the country, and we can consistently anticipate, in the near future, a plentiful supply of instructors competent to carry on the desirable in the present plan side by side with the more important methods of manual training. Knowing, as we do, that the vast majority of the rising generation will of necessity be forced into the very conditions of existence which this method of education will prepare them for, it behooves the National Association to take a position in the front rank of its advocates. Special, rather than general, education is becoming more and more the requirement of success in the world's various activities, and the members of this organization cannot consistently place themselves in opposition to the plan which promises to give their sons and others the opportunity for obtaining, without the drudgery incident to the shop apprenticeship, the knowledge necessary to continue the successes achieved by their predecessors by long years of laborious toil and experience. We should then and at once demand of our educators the introduction of manual training, if not as a substitute for the high schools, at least as an auxiliary to them in the realms of education. If there is a necessity for the

high schools, there is surely a greater need for manual training; and the rank and file of the people, who bear the greatest part of the expense of the public-school system, are justified in demanding that provision be made for that system of education which will best fit their children for life's duties. Let us then place ourselves on record as advocates of this heretofore latent means for developing American manhood in its broadest applied sense, and say to our young men, You shall have the opportunity given you to fit yourselves for life's duties, not through the irksome and oftentimes disappointing channels of your necessities, but through a system of education which will give you in your youth what your fathers only acquired through years of toil and adversity. Then, indeed, can we truthfully say of the youth of our land:—

"Blest child of humanity, happiest man among men,
Who with hammer, or chisel, or pencil, with rudder, or ploughshare, or pen,
Laboreth ever and ever, with hope, through the morning of life,
Winning home and its darling divinities, love-worshipped children and wife.
Round swings the hammer of industry, quickly the sharp chisel rings,
And the heart of the toiler has throbbings that stir not the bosom of kings.
He the true ruler and conqueror, he the true king of his race,
Who nerveth his arm for life's conduct, and looks the strong world in the face."

Mr. EIDLITZ, of New York. — Mr. President, I move that this valuable paper be handed over to the Committee on Resolutions

The motion was seconded.

The PRESIDENT. — What is the committee to do with it?

Mr. DUNCK, of Milwaukee. — Mr. President, I move to amend that by moving a vote of thanks to Mr. McCarthy for his able paper, just read by Mr. Purington, of Chicago.

The motion was seconded.

Mr. EIDLITZ. — I withdraw my motion.

ANOTHER DELEGATE. — I would further amend the motion, by moving that it be printed as a part of our proceedings.

The PRESIDENT. — Then the motion as it now stands before you is that a vote of thanks be tendered, and that the paper be printed as a part of the proceedings of this Convention.

A DELEGATE. — I hope we will not only return our thanks, but also refer it to the Committee on Resolutions, and we of New York, Mr. President, are in hopes that the members of this Convention will visit our city a year from now, and I prophesy that those gentlemen will see nothing there more interesting than to visit our public schools and see the manual-training system there in operation. I think they will find nothing more interesting than to visit our High School, the college at the city of New York maintained by the people, and there see our manual training in its highest form, from blacksmithing to carpentering, and all sorts of electrical works. I hope that that will

remain as an amendment, and that it will be referred to the Committee on Resolutions.

Mr. EIDLITZ. — In order to make room for the resolution, and let it be embodied in the proceedings, I withdrew my motion.

The PRESIDENT. — The question, then, will be upon the vote of thanks to Mr. McCarthy for the very able paper read by Mr. Purington, and that the same be printed as a part of our proceedings. All those in favor of the same signify it by saying Aye; contrary, Nay. It is so ordered.

Mr. REED, of Wilmington. — Mr President, I don't know whether this is the proper time for this Convention to adopt something of that kind, but it strikes me that it would be proper, and, if so, I would like to make a motion that this Convention recommend the adoption of manual training in all public schools where practicable.

Mr. EIDLITZ. — I would second the motion.

Mr. REED. — I believe that everybody who has given the matter any thought thinks that we should have our youth trained for mechanics, and I know that if you can introduce manual training in the public schools it will be a means of getting private individuals to start schools, and after a while we will have children trained in the different trades, the same as they are in other lines of education.

Mr. EIDLITZ. — My object in rising is this: it is rather late this afternoon, and a great deal of business has got to be gone through yet, and I do not think that any action should be taken upon a paper of that kind in a hurry. Therefore, I wished to put it in the hands of the Committee on Resolutions, or, probably better, put it in the hands of the Executive Committee, which will act upon it as they think proper.

The PRESIDENT. — Yes, sir. Then you move as an amendment, do you, that it be referred to the Executive Committee?

Mr. EIDLITZ. — Yes, sir.

The motion was seconded.

Mr. ITTNER, of St. Louis. — Mr. President, I favor the motion, which is already made and seconded, that the paper take the course as recommended by Mr. Eidlitz, of New York, and in a few words I will give my reasons. Of course, as Mr. Eidlitz has already said, it is a big subject, and it seems to me that for the few short hours we have got left at this session that action would perhaps be premature if we took it at this time, and it seems to me to have it go to the Committee on Resolutions, and be considered there, and come up at our next meeting, would be the proper course, so that I, myself, feel this. We have

received a communication to-day from the International Bricklayers' Union, and we have received it in a self-respectful manner; we have passed a resolution favoring a committee on arbitration, carrying out the previous action of this Association. Now, the point I wish to make is this: I hope that this committee that is to be appointed under the resolution offered by Mr. Blair, and adopted by this Convention within the last half-hour, will be able to bring about an understanding between this union and this body by which that recommendation in the paper —

Mr. MADDEN, of Chicago. — Mr. President, I rise to a point of order. My point is that the question of the resolution to which he refers is not before this house.

The PRESIDENT. — The point of order is well taken.

Mr. ITTNER. — I am speaking of the motion with reference to this resolution. I wish to say that I am speaking to the motion of Mr. Eidlitz to refer to the Committee on Resolutions, and I am recommending that that course be taken; because I think by the time we come together one year hence, if this thing is properly managed, the recommendations made in that paper perhaps will not be necessary. We may be loading down our public schools with a load that will cripple them in another direction, and if we can employ this method without taking that course I am in favor of doing it.

Mr. REED, of Wilmington. — With all due deference to the gentleman, I cannot see what objection there would be to this body passing a simple resolution that we recommend the adoption or the introduction of manual training in the public schools. It does not carry anything with it; it is a mere recommendation of this assembly, and the Committee on Resolutions cannot make it any better.

The PRESIDENT. — The Chair regrets the necessity of calling the gentleman to order, he already having spoken once on the subject.

Mr. PURINGTON, of Chicago. — I want to say just one word to the Convention on this subject: The paper, it seems to me, as I read it for the first time, just before I came over here, is one that ought to be read to this Convention, but the President and Secretary were very fearful, in the rush of business this afternoon, that we would not have time. I promised them if they would allow the paper to be read I would use my influence to cut off debate. Now, I ask this Convention, in view of the magnitude of the question, and in view of the impossibility of settling it, that we let this matter go to the Executive Committee without debate.

Cries of "Question!" "Question!" "Question!"

The PRESIDENT. — The question is upon the reference to the Executive Committee. All those in favor please signify it by saying Aye; contrary, Nay. It is carried.

The next business in order, gentlemen, is the report of the Committee on Resolutions.

Mr. A. McALLISTER, of Cleveland. — Mr. President, the preamble and resolution of Mr. Sullivan upon the matter of subcontracting is as follows: —

Whereas, The custom at present prevails, to a great extent, of awarding several items of building work to one contractor or firm under what has come to be known as the "general-contract system"; and

Whereas, This general-contract system seems to be on the increase, that it is the occasion of much discontent among the numerous classes of mechanics who thus reluctantly find themselves compelled to occupy, under such a system, the position of subcontractors; therefore, be it

Resolved, That it is the sense of the National Association of Builders in Convention assembled that the system of subcontracting should not be encouraged; that the said system, is, on the whole, unjust to the master mechanic; that it is detrimental to the progress of mechanical skill and knowledge, inasmuch as its tendency is to obscure, if not altogether ignore, the thorough and capable artisan, who is often debarred by the very nature of his calling from entering into competition as a general contractor, thereby decreasing the sense of individual consequence and responsibility which should attach to every man who aims at the direction and control of any branch of the building business, and without which incentives the results which attend continuous and ambitious efforts in his special department cannot be effected; that the said general-contract system also tends, in a marked degree, to do away with the just and reasonable profits of the subcontractor; therefore, that, under proper limitations, we consider the time has come for stringent and well-defined regulations which shall check this growing evil, and place the master mechanic on a fair footing as an independent contractor.

I have been handed this postal card, which was one of the things which Mr. Sullivan had in his mind, but which, for some reason, he did not introduce in his paper.

This is a postal card which reads like this: —

STOCK EXCHANGE, CHICAGO, Jan. 23, 1890.

Please call at this office and figure on work in your line. Bids closed Jan. 27, 1890.

(Signed with the stamp)

THE OFFICIAL ESTIMATING BUREAU,
Per W. H. F., *Manager*.

Now, here is an association of adventurers, who rent some offices,

and send out to contractors asking from them bids on the different parts of the work, which they lump together at what they choose, and propose for the work to the owner or the architect. It is hardly worth while to waste any sympathy on a man who would make a proposition to such fellows. When a man deliberately walks into the den of a hungry tiger like this, his friends cannot find much fault if they have to open the tiger in order to get his remains.

But it is quite proper that some action should be taken, that we should endeavor to find out just how much there is and what ought to be done to correct it. Now, with that view, the Committee on Resolutions submit the following as a substitute for Mr. Sullivan's resolution : —

Whereas, Many evil and wrong practices have become prevalent through the present methods of subbidding and subcontracting; and

Whereas, It is for the best interests of both direct contractor and subcontractor to have a more complete understanding of the rights and practices which should prevail to constitute and comprehend honorable dealings; therefore, be it

Resolved, That a standing committee of five be appointed by the Chair to take this subject into consideration, to make thorough investigation, and report at the next Convention. Signed by the Committee on Resolutions.

Mr. Prussing, of Chicago, moved the adoption of the substitute reported by the committee, which motion was duly carried.

Mr. A. McALLISTER [*reading*] : —

Resolved, That the architects of the United States be requested to specify materials manufactured in this country in writing specifications, so as to encourage home industry.

(Signed) LAWRENCE GRACE.

This is recommended by the committee.

Mr. LAWRENCE GRACE, of Cincinnati. — Mr. Chairman, I have offered this resolution at the request of the Cincinnati Exchange. The painters of the city of Cincinnati have had this matter under consideration. It seems that the architects in our neighborhood have been in the habit of specifying materials not manufactured in this country, and they claim that they are placed at a disadvantage, because they cannot purchase the materials at the price they can purchase equally good materials for their use manufactured in this country.

The PRESIDENT. — Gentlemen, you have heard the resolution as offered : what is your pleasure?

Mr. KING, of Washington. — I have moved to amend that resolution by adding the words, "and the United States government."

Mr. GRACE. — I will accept the amendment as offered by the gentlemen.

The PRESIDENT : —

Resolved, That the architects of the United States be requested to specify materials manufactured in this country in writing specifications, so as to encourage home industry.

Where would the "United States government" come in?

Mr. KING. — After the word "architects."

Mr. PURINGTON, of Chicago. — It is our recollection that all specifications are made by architects in contracts that emanate from the government, that the government has a special architect of its own, and that when you comprise all the architects of the United States you take in the government architects as well as private architects.

Mr. KING, of Washington. — We wish to give direct instructions to the United States government's representatives.

Mr. EIDLITZ. — I desire to ask the gentleman whether this is not entirely against the resolutions that have been put a very few moments ago, and adopted by this Convention, against boycotting. I think it is boycotting. Can any gentleman tell me where he can get the quality of cement in the United States that is required for building like Portland cement? If any United States manufacturer will bring it to the market it certainly will be used; but as long as he does not bring it into the market, we have got to go where we can get it. To my mind, it is boycotting.

Mr. EVANS, of St. Louis. — If you will include the words, "as far as practicable," in that resolution, it will cover all the ground.

The PRESIDENT. — Then it would read : —

Resolved, That the architects of the United States be requested, as far as practicable, to specify materials, etc.

SEVERAL DELEGATES. — That don't amount to anything.

Mr. GRACE, of Cincinnati. — I believe the resolution is all right as it is. If it is not practicable, the architects of this country will not specify material we cannot get in this country. They will be compelled, if we do not manufacture material here that they want to specify in the construction of a building, to specify a material that we have to import; therefore, I think the resolution covers the ground very well.

Mr. HARRIS, of Philadelphia. — I trust, gentlemen, that you will not pass any resolution here that will not have some force in it. Let us pass resolutions that can be carried out. I say the united industry of glazed bricks in the entire United States could not fill one order for the United States government, and there is no use in passing a resolution like that. I undertook, at one time, to buy 160,000 glazed bricks, and to buy them in this country. I got just 14,000 in three months. I was under contract, with heavy forfeiture, to finish the building, and I had to send to England for them. Are you going to boycott me? I say those glazed bricks could not be got for the government in this country. But it will teach our people a lesson. It does not take Americans very long to find out where the fault is. I tell you, sir, that the fact of the government buying those bricks in England and letting it go forth all over the United States is causing a great many yards to be raised up to make glazed bricks, and I think in a year or so the very effect of buying those bricks will cause us to have a market here, and you will be able to buy all the bricks you want.

Mr. PURINGTON. — I move to lay the resolution on the table.

The motion was seconded and carried.

The PRESIDENT. — It is laid on the table, gentlemen. Mr. McAllister will proceed.

Mr. McALLISTER. — This is a preamble and resolution offered by the New York delegation :—

Whereas, During the first century of the history of the American nation, our people were blessed by almost entire freedom from any labor-disturbing elements within its borders, and peace and prosperity attended our country in all things that insures domestic happiness and the wealth of the nation; and,

Whereas, Recent years have developed turbulent spirits and discontent which threaten to mar and perhaps destroy both the peace and prosperity of our happy people; and,

Whereas, We believe the present state of apparent discontent existing within the fields of enterprise and labor, causing strikes and disturbances throughout a portion of our country, is not of a universal nature, and deep-rooted in the American mind, but is to a great extent attributable to a limited element within the great mass of the working people, which element is not capable of fully appreciating the blessings here enjoyed, for the reason of being educated in a different school of ethics and principles than that which is to the manner born; and,

Whereas, It is a duty that all good citizens of patriotic principles and of worthy pride in the welfare and prosperity of our whole people owe to themselves, individually and collectively, to use their best efforts and most urgent industries to restore our disturbed and threatened peace and prosperity to its heretofore prosperous and peaceful condition; therefore,

Resolved, That the Executive Board of this National Association of Builders be and is hereby instructed to consider the practicability of organizing local and State societies, and a national society, composed of employers and employees of all trades and callings of the working people, with a view of bringing them into closer communion with each other in relation to employment, labor, and compensation, and to disseminate among them by publications and lectures, or any other educational processes deemed advisable, a true appreciation of the American idea, founded upon a unity of the people in respect to the laws of our land, the requirements of good citizenship, and the mutable laws which control their welfare and success in life under a republican government, without regard to race or religion.

The committee recommend the adoption of this preamble and resolution.

Mr. EIDLITZ. — I second the motion.

The PRESIDENT. — All those in favor of the adoption of the preamble and resolution please signify it by saying Aye; contrary, Nay. It is so ordered and adopted.

The Committee on Resolutions want a little more time for consideration of one or two matters yet to be brought before you, and we will take advantage of the opportunity to introduce Mr. Hannan, of Washington, president of the National Association of Master Plumbers, whom we shall be pleased to have say a few words to us.

Mr. HANNAN. — Mr. President and gentlemen, I don't wish to take up your time in making a speech. That is not my forte by any means. I simply want to thank the President and gentlemen here for the compliment of calling upon me as the representative of the National Plumbers' Association of the United States.

Probably you are not aware that we have been in existence about three years longer than yourselves. I don't know whether you have followed any of our examples, or not; I don't know whether we have any good ones for you to follow. I suppose you can look into them, though. This morning I read in the paper a statement that another combine was formed last night, when the National Association of Stone-cutters was formed. Now, I want to say to the gentleman who wrote that article, that the National Association of Plumbers and the National Association of Stone-cutters is not a combine, more than a combination among employers to protect their own interests; not, as some people have an idea, that we are combined together to oppose labor and to oppose other things. That is not our business.

The Master Plumbers' Association were compelled to organize, through force of circumstances, some time before we had any labor trouble. It is not necessary to go into details of what that trouble was,

or what compelled us to organize. Our proceedings were printed and strewn broadcast, and we are not ashamed of them: there is nothing there for us to be ashamed of; there is no combination and no trust. We are not organized for trusts, or to injure the public, or to injure any other mechanical branch of business, or to take advantage of them.

I think that during the seven years we have been in existence we have proved the benefits to our trade by our organization. I am satisfied that the majority of those present will indorse that remark of mine, — that we have proven by our organization the benefits of it.

It has been written "that the monarchs of old came to consult the guilds." I don't know that any monarchs will come to consult the present guilds, but I think if we were to adopt the plan suggested here yesterday, — if we would send some of our mechanics from among the guilds to Congress, — we would have better laws than we are having. I thank you for the compliment, and do not wish to intrude upon your time any further. [*Applause.*]

The PRESIDENT. — We will now resume the reading of resolutions. (Submitted by Mr. Baggs, of Wheeling, West Virginia.)

Mr. A. McALLISTER [*reading*]: —

That the National Builders' Association of the United States are opposed to the system of boycotting as practised by the labor unions of the United States, and that we recommend arbitration by an equal committee, with a chairman, selected for his judicial ability and reputation for integrity in the community, to cast the deciding vote on all questions affecting the employer and employee.

If the committee understand this, they are willing to recommend it, but they think it is comprehended in resolutions which have heretofore been adopted.

Mr. PRUSSING, of Chicago. — Mr. President, I move you that it be referred to the Standing Committee on Arbitration, to be appointed.

Mr. DEEVES, of New York. — I second that.

The PRESIDENT. — It is moved and seconded that the resolution just read be referred to the Standing Committee on Arbitration, yet to be appointed. All those in favor please signify it by saying Aye; contrary, Nay. It is so referred.

Mr. A. McALLISTER. — Here is a resolution by Mr. Murray, of Chicago:—

Whereas, There is not sufficient general information as to the remuneration, wages, or salary received, hours per day worked, by the industrial classes of the United States; and,

Whereas, It is evident, were the publication of these statistics more generously distributed, and at stated intervals, say, annually, it would be the means of creating a more general average as to wages received and hours employed by the industrial classes of the country; therefore, be it

Resolved, Believing that the information desired can be best obtained and distributed by the United States government, this Convention respectfully petitions Congress to enact such laws as are essential to the circulation of such information.

The committee recommend the adoption of this resolution.

Mr. DEEVES, of New York. — Mr. Chairman, I would offer an amendment to that, that we include in that the industrial education of the youth of the country; also, statistics on that point.

The proposed amendment was seconded.

Mr. McALLISTER. — As chairman of the committee, I would recommend that with that amendment this resolution be referred to the Executive Committee, with power to act.

Mr. DEEVES. — I second that motion.

The PRESIDENT. — Those in favor of the adoption of the resolution as amended please signify by saying Aye; contrary, Nay. It is so ordered.

The Committee on Resolutions has accomplished its task. We now come to the report of the Committee on time and place of next Convention, and names of officers; Richard Deeves, of New York, chairman.

Mr. DEEVES. — Mr. President, your committee have the pleasure to report the following: —

Time and place next Convention: — Time of meeting, the second Tuesday of February, 1891; place of meeting, New York City.

NOMINATIONS: For President, Mr. John J. Tucker, of New York City. First Vice-President, Arthur McAllister, of Cleveland, Ohio. Second Vice-President, Anthony Ittner, of St. Louis, Mo. Secretary, Mr. William H. Sayward, of Boston, Mass. Treasurer, Mr. George Tapper, of Chicago, Ill.

(Signed) RICHARD DEEVES, *Chairman*,
W. R. STOUGHTON, *Secretary*,
DANIEL EVANS,
RICHARD SMITH,
R. H. JENKS,

Committee.

I don't know whether it is right for me to say it, — I suppose it is a work of supererogation on our part to do so, — but we thought that the Secretary ought to have an assistant: his work was too onerous

last year. I understand it is a work of supererogation. We won't recommend it.

A DELEGATE, from New York. — Mr. President, I move that the recommendation of this committee be received and adopted, and that the officers named by this committee be voted upon simply by acclamation, so as to dispense with going through the regular routine of business, as our time is limited. Take the officers as a whole.

The PRESIDENT. — We first take up the time and place. It is moved and seconded that the recommendation of the committee as to time and place of the next Convention be adopted. All those in favor of the same please signify it by saying Aye; contrary, Nay. It is carried.

Now a motion to elect.

Mr. EIDLITZ, of New York. — Mr. Chairman, and gentlemen of the Convention, I suppose it behooves me, being one of the oldest and most constant attendants at these Conventions, to thank you, in the name of the delegation from New York Exchange, for the honor that you confer upon us by adopting the resolution to meet next year in New York City. I wish that I were more able to speak and fully express my feelings. From the very first I have been an attendant at these Conventions, and it has been my ambition that I should have the honor of seeing you in New York. To say that we will treat you better in New York than you have been treated in any of the previous Convention cities is preposterous. I do not believe we can do that, but we promise you that we will do the best we can, and hope that we will be able to detain you in New York so that you can be with us at the opening of the World's Fair of 1892. [*Applause and laughter.*]

Mr. MELVILLE C. GRANT, of Boston. — I move that the Secretary be authorized to cast one ballot for the officers nominated by the nominating committee, with the exception of that for Secretary, and that the President be authorized to cast one ballot for Mr. Sayward, as Secretary.

The motion was seconded and carried.

Mr. SAYWARD (the Secretary). — In accordance with the vote, Mr. President, I cast one ballot for all officers except myself.

The PRESIDENT. — In accordance with the order laid upon me, I take great pleasure in casting one ballot in favor of Mr. William H. Sayward as Secretary for the ensuing year.

The PRESIDENT. — It now becomes my duty, gentlemen, to announce to you the officers for the ensuing year: President, John J.

Tucker; First Vice-President, A. McAllister; Second Vice-President, Anthony Ittner; Secretary, William H. Sayward; Treasurer, George Tapper.

It is customary, and it is right and proper, that we should learn whether or no these gentlemen will accept.

The PRESIDENT. — Mr. Tucker, we would like to hear from you.

Mr. TUCKER. — Gentlemen, soon after the conception of the idea of this National Association, I became aware of the desire to form such an organization. I have been regularly at every gathering. The pleasant faces that have always met us throughout its deliberations, throughout all the business it has conducted, have inspired confidence and encouragement for the future of this body. I am glad to be with you again to-day, and I assure you that I appreciate the high honor you have conferred upon me, and thank you for this mark of esteem which has been shown by electing me to the presidency of the National Association of Builders. Realizing the importance and weighty responsibilities attached to the office, I trust I shall be able to so discharge the duties devolving upon me as to merit your approbation, and in such a manner as will redound to the interests of the Association. I also desire to acknowledge the compliment to the city of New York. We promise you the same hearty welcome which has been extended to all our Conventions, and shall esteem it a pleasure, no less than a duty, to make your visit a profitable and agreeable one. Gentlemen, I thank you. [*Applause.*]

Mr. McAllister was then called for.

Mr. McALLISTER. — Mr. President and gentlemen, I thank you cordially for the honor which you have paid Cleveland and the compliment which you have paid me in selecting me as one of the representatives of Cleveland for the office of Vice-President. I accept the office with grateful thanks. [*Applause.*]

The PRESIDENT. — Mr. Ittner, of St. Louis, Second Vice-President, the gentlemen would like to hear from you.

Mr. ITTNER. — Mr. President and members of the Convention, I do not propose to inflict upon you a speech, but I want to say this, that when I looked at the picture that presented itself in the city of St. Louis forty-three years ago, when as a factory boy I was working for twenty-five cents a day, and look at the picture here to-day, it is enough for me. And when I not only do that, but see so many around me whose condition was similar in a great measure to mine,

and realize that they have worked themselves up as they have, I say it is a result of which any man may justly be proud.

Gentlemen, I thank you for the honor which you have conferred upon me, and, in connection with your President, your First Vice-President, and your other officers, I shall do all in my power to work earnestly for the good of this Association in the future, as I have done in the past, as one of its members. [*Applause.*]

And there is another thing that I want to say here: Some of our members think that perhaps some things done here had better have been left undone. I think that is a wrong idea. Sir, when you strike two flints together the fire flies, and when we come up here representing different interests in our several localities, in the various branches of the building business, we rub shoulder to shoulder, it makes the fire fly, and there can only good come out of it if we use it in the right direction. And I say there cannot any subject come up here and be properly spoken of and discussed but what good will result in it. Gentlemen, I thank you for your kind attention and for the honor that you have paid me. [*Applause.*]

The Secretary-elect was called for, but could not be found.

The PRESIDENT. — Mr. Tapper, our Treasurer.

Mr. TAPPER. — Mr. President and gentlemen of the Convention, I thank you for the honor that you have conferred upon the city that I represent, that little village on the lakes, and I also thank you for your confidence in electing me Treasurer for the third time. I assure you the duties of the Treasurer are very arduous indeed; there is a great amount of money to be taken care of, but, with the assistance of my friend Sayward, I have managed to take care of it pretty well. I thank you for the honor you have conferred upon me.

The PRESIDENT. — The nomination and election of Directors is the next order of business.

Mr. PRUSSING. — Mr. President, I move that we suspend the regular order of business and take up what is known as "No. 6," New Business, first, and then proceed as outlined in the programme.

The motion was seconded and carried.

Mr. PRUSSING. — My reason for making this suggestion is that it might make a material difference to the cities which have been honored with the presence of a National Convention as to whether we take up that first or afterwards. The election of delegate at large might possibly fall upon the same person who has been honored heretofore by election to the chair, and if so, it would be well to dispose of this matter

first, so that the delegations may know whom to report as delegates at large to serve as directors.

The PRESIDENT. — I think the motion was carried. The next business is No. 6 on the programme.

The SECRETARY. — The following amendment has been proposed to Article IV. of the Constitution, and has been duly notified in the way and manner provided by the Constitution, and is as follows: "Any person having served a term as president of this Association shall, by virtue of that service, become a permanent Director, in addition to the Directors already provided for."

Mr. WOELPPER, of Philadelphia. — Mr. President, I offer a substitute to that amendment, and, with your permission, would like to read it. This was passed by a meeting of our Exchange held Dec. 24: "That all retiring presidents who shall have served a full term of office shall be considered advisory members of the Board of Directors, but shall have no vote, provided that it be at no expense to the National Association or local associations."

Mr. PURINGTON. — That was passed at your local association?

Mr. WOELPPER. — Yes, sir; that is, this delegation was instructed to offer this amendment to the amendment which was printed and sent to every organization throughout the United States.

Mr. DUNCK, of Milwaukee. — Mr. President, I move the adoption of the substitute at this time.

Motion seconded.

Mr. PRUSSING. — Mr. President, I would like to have the substitute read once more before we discuss it.

The Secretary then read the amendment offered by Mr. Woelpper.

Mr. LAWRENCE GRACE. — Mr. Chairman, do I understand that this substitute can be entertained at this time? Does the Constitution not provide that an amendment to the Constitution shall lie over for one year?

The PRESIDENT. — Yes, sir.

A DELEGATE. — Does this substitute not take the place of the amendment?

The PRESIDENT. — The proposed amendment has laid over one year. This substitute is intended to take its place.

A DELEGATE. — Then it is proper to come up before this Convention at this time?

The PRESIDENT. — It can be entertained at this time, as it simply takes the place of the amendment from last year.

Mr. KING, of Washington. — I move to strike out the word "considered," so that the substitute shall read "shall be advisory members."

Mr. Woelpper accepts the amendment.

Mr. SAYWARD. — Mr. President, I would like to amend, by striking out the last clause. It seems to me to be entirely unnecessary, and is a reflection, to a certain extent. I cannot see where the matter of expense comes in. It reads, "provided that it be at no expense to the National Association or local associations." I can hardly imagine how it could ever be of any expense to have these additional directors. The directors, so far, in this organization, have been no expense whatever to the National Association or to the local associations.

Mr. WOELPPER. — I will explain that I don't know as we do as all delegations do. It is an expense to our organization to send members to this Convention or any Convention. We send seven delegates to this Convention, and we have appropriated a certain sum of money to them. Now, then, we get the presidents: we have one president from our city of Philadelphia, and another president from another organization, and so, after a while, this thing might go on, that we would have to pay the expenses to this Convention of this Board of Directors, the expense of each one of these men to send them there. Not only that, it may entail some expense to the National Association in some way. We think that if they are elected honorary members of this Board of Directors that it should be no expense to the local associations from which they come.

Mr. SAYWARD. — Mr. President, I am very glad to have the explanation, yet I do not see where the expense comes in. I do not believe any local association would ever find fault if it should be necessary to pay the expenses of their honorary director to any meeting of this Association, even if it was as far as to San Francisco. I think it is too much of a reflection upon those who have served us as presidents. I feel and know that we cannot spare these men who have served us in this capacity; we need them as permanent directors. I have no doubt that these gentlemen will always pay their own expenses, so I move to expunge the latter clause.

Mr. WOELPPER. — I wish the indulgence of the meeting a few moments more. I wish to say that the passage of this amendment to the proposed amendment was a matter of our organization. I was in the chair, and had nothing to say on the subject. I simply bring this here and advocate it as the representative of the Master Builders' Exchange of Philadelphia.

The PRESIDENT. — You are simply obeying instructions?

Mr. WOELPPER. — I am simply obeying instructions, gentlemen, nothing more.

Mr. DEEVES, of New York. — It seems to me such a resolution affects more a local Exchange than it does this body. It seems to me that the original amendment covers all we want.

The PRESIDENT. — Gentlemen, the question is on the substitute; are you ready for it?

Mr. SAYWARD. — The question is on the amendment.

Mr. WOELPPER. — I accept the change which Mr. King suggested.

Mr. SAYWARD. — Do you accept my change?

Mr. WOELPPER. — Yes, we will accept your change.

A DELEGATE. — Will the Secretary please read the original, so we can vote intelligently?

The SECRETARY. — The original amendment which was offered last year, and which has been duly notified in accordance with the Constitution, reads as follows: "Any person having served a term as president of this Association, shall, by virtue of that service, become a permanent director, in addition to the directors already provided for."

The PRESIDENT. — That is the original, gentlemen.

The SECRETARY. — Now, the substitute as amended, as agreed to up to the present time, is as follows: "That all retiring presidents who shall have served their full term of office shall be advisory members of the Board of Directors, but shall have no vote."

I omitted to say, Mr. President, when I had the floor, that, if I had been president, I would never serve as a permanent director, unless allowed to vote on all matters to come before it. It seems to me rather unfair to handicap a director in that way.

Mr. LAWRENCE GRACE, of Washington. — Mr. Chairman, I am in favor of the amendment offered by the Committee, for this reason: I think the gentlemen who have served as presidents of the National Association of Builders of the United States know what we need. They know the workings of the Association, and they are the men that I think should assist in guiding this Association, and should be placed in the directory, so that they may instruct the new directors who come in, and assist them.

Mr. DUNCK, of Milwaukee. — Mr. President, I withdraw my motion for the adoption of the substitute.

Mr. GRANT, of Boston. — I want to say one word on this matter,

and that is that I am opposed to the system of introducing here permanent directors. I know that in other organizations in this country there is trouble now on this same question. The Grand Army of the Republic is saddled with some twenty-five or thirty Past Grand Commanders. They control the conventions and the encampments. That same thing will happen here. If our organization should last fifteen or twenty years, for instance (which we all hope it will), the same thing would be here, and there would be no necessity of sending delegates here. It will create an aristocracy, and those men will control the whole thing. Now, I hope that this thing will be well considered by the members of this Convention: that they will not go hastily at it, and then be sorry for what they have done, afterwards. Look into the thing and consider it. We can see now, right in this Convention, the effect of this to some extent; and I believe, sir, we should go slowly before we introduce an aristocracy into this body.

Mr. PURINGTON, of Chicago. — Mr. Chairman, I differ very materially from the remarks of my friend who has just sat down. It seems to me that the members of this national body who have been honored with our suffrage sufficiently to place them in the chair for one year ought to be men, as we all know they are so far, whose ability, whose counsel, whose advice, whose wisdom we want so long as they live. There is no question about that in my own mind. At the National Association of Brick Manufacturers, held in Philadelphia, the same amendment to our Constitution was adopted as is now proposed here, and the reasons given were precisely those which I now give: that the Executive Committee should include not only the men who were still in the front rank of the work, and were still efficient members of the association, but it should also include those who had shown by their work their ability to do it. There is no question about this thing, gentlemen. If you vote down this amendment you will make a great mistake. We need these men; we need them permanently; and we don't want to rely entirely upon the Exchanges ten years from now, who don't know these men, to keep them in their places.

Mr. KING, of Washington. — I don't believe there is any Exchange on this floor that recognizes the ability of our past presidents more than the Washington Exchange, and we are only too glad to subscribe our vote to any measure that will aid in keeping them in an elevated position, but, Mr. President, I fear we will have conflict. It has been so stated at my left, and also on my right, and I cannot see but what we will be borrowing trouble by electing our officers with the power of

vote. Trouble will arise. In case the directors are called, say from the city of Chicago, a question of importance comes up, and New York should happen to be favored with one or two ex-presidents, they would have three votes to the city of Boston one. There immediately would come up a conflict, the question would come up in the local organizations as to who are to pay the expenses of those directors? And if a small city happens to have three directors, by virtue of their office as ex-presidents of this Association, and one regular director, which of those four would be rightfully entitled to represent the Executive Committee or the National Association on the Board of Directors? Mr. President, we favor the substitute offered by the Philadelphia Exchange, for the purpose of avoiding any conflict in the future, and trust that it may pass.

Mr. HARRIS, of Philadelphia. — Mr. Chairman, somewhat over a hundred years ago —

The PRESIDENT. — Oh!

VOICES. — “Oh!” “Oh!” “Oh!”

Mr. HARRIS. — You would n't have been here if there had n't been, a hundred years ago — there was collected, in the city of Philadelphia, the knowledge, the intelligence, the democracy of this country.

VOICES. — “Oh!”

Mr. HARRIS. — I speak of democracy in the sense of liberty, not in a political sense. They met there and passed laws separating themselves from their mother country, and passed laws forming a new company in the country; and, gentlemen, the essence of liberty, knowledge, power, and equality that they left there has simply surrounded that city ever since. [*Applause and laughter.*] Now, we, as citizens of Philadelphia, representing the essence that has been left there by the surrounding States [*laughter*], feel that we cannot entertain anything that creates an aristocracy. We love and revere the presidents; we wish to put them in a position that they will be recognized by all the Conventions that come hereafter, but we do not wish to perpetuate their power. I tell you, sir, the president of an association that serves and governs a body like I see around me has a power when he leaves that chair equal to one half of the directors. That power may be good, it may be for bad. We don't propose to devolve that power, as far as we are concerned, on any one. When we pick out from the entire country one man, and honor him above all others for one year, he has got more honor than he can sustain for more than one year. [*Laughter and applause.*]

Now, our idea is that when we assemble in a hundred years from now, we will have a hundred ex-presidents. [*Renewed laughter.*] At least they tell us so; and it was the full sense of the meeting, and we came here prepared to advocate and thoroughly discuss it. I am sorry I was not there that day, or I would have been better posted in what I am going to say to you, but the thoughts were given to me afterwards. And I think if you pass that substitute you will arrive at just what you want to get at, to honor the presidents who retire from governing you for one year.

Mr. PRUSSING, of Chicago. — Gentlemen, allow me one word. I don't know who got up this amendment to the Constitution that has been lying on our table for a year, but when introduced I declared my personal opposition to it, and for the same reasons stated by my friend, Mr. Grant. I do not believe that we can afford to have two classes of representatives here. This ought to be on a broad basis, the broad platform of democracy, every man alike. We need directors, it is true, we need a delegate at large for any city, but we never need two for any one district. I personally (before this vote is taken), as one of the favored few, want to record myself as opposed to it on principle.

The PRESIDENT. — Gentlemen, what is your pleasure?

Mr. SHERRY, of Boston. — Mr. President, I move that this subject be laid on the table.

Mr. EIDLITZ. — Second the motion.

The PRESIDENT. — The motion is made and seconded that the entire subject be laid on the table. All those in favor of laying the entire subject on the table, please signify it by saying Aye; contrary, Nay. It is laid on the table, gentlemen.

Under the head of New Business (which we have just been treating) will come naturally the question of the *per capita* assessment for the coming year for the support of the national organization. Your Board of Directors at the last meeting discussed this subject very thoroughly, in all lights, and decided to recommend to you the sum of three dollars *per capita*, for the reason that it seemed very evident to them that the sum heretofore paid in was not sufficient to enable your Executive Committee properly to do its duty; that the demands upon it were much greater, in view of the need of missionary work, the need of the Secretary in the way of assistants, he being already largely overworked, and they felt, inasmuch as the statement was made there and then that a close calculation showed that the assessment of two

dollars *per capita* as heretofore paid by each local Exchange amounted to an assessment of just three quarters of one cent per day to each member, that we could well afford to go home from here and ask our local Exchanges to increase the amount fifty per cent. The subject is now before you.

Mr. SMITH, of Omaha. — Mr. President, I move you that the increase be adopted.

The motion was seconded by Mr. Woelpper, of Philadelphia, and after considerable discussion, *pro* and *con*, on motion, the vote was taken by Exchanges, as follows: —

BALTIMORE. — Not present.

BOSTON. — Seven votes for \$3.00.

BROOKLYN. — Two votes for \$2.00.

BUFFALO. — Two votes for \$3.00, and one for \$2.00.

CHICAGO. — Two votes for \$2.00, and ten votes for \$3.00.

CINCINNATI. — Three votes for \$2.00, and one for \$3.00.

CLEVELAND. — Two votes for \$3.00.

DENVER. — Two votes for \$3.00.

DETROIT. — Three votes for \$3.00.

EAST SAGINAW. — Two votes for \$3.00.

GRAND RAPIDS. — Two votes for \$3.00.

INDIANAPOLIS. — Three votes for \$2.00.

KANSAS CITY. — Four votes for \$3.00, one vote for \$2.00.

LOUISVILLE. — Two votes for \$2.00. The delegates, however, willing to advocate to their Exchange \$3.00.

LOWELL. — Three votes for \$3.00.

MILWAUKEE. — Three votes for \$3.00.

MINNEAPOLIS. — Three votes for \$3.00.

NEW YORK. — Two votes for \$2, six votes for \$3.00.

OMAHA. — Three votes for \$3.00, "and \$5.00, if necessary." [*Applause.*]

PHILADELPHIA. — Seven votes for \$3.00.

PORTLAND. — Not present.

PITTSBURG. — Three votes for \$3.00.

PROVIDENCE. — Three votes for \$2.00.

ROCHESTER. — Four votes for \$3.00.

ST. JOSEPH. — Three votes for \$3.00.

ST. LOUIS. — Six votes for \$3.00.

ST. PAUL. — Four votes for \$3.00.

SIOUX CITY. — Two votes for \$3.00.

SYRACUSE. — Two votes for \$3.00.

WASHINGTON. — Two votes for \$2.00. But two delegates present.

WHEELING. — Not present.

WILMINGTON. — Two votes for \$3.00.

WORCESTER. — Two votes for \$2.00.

Mr. HARRIS, of Philadelphia. — Mr. President, in consequence of the dissatisfaction evinced by some of the delegates (and very justly so, from the knowledge of their local institutions), I desire to move you, sir, that the Executive Committee do not draw this extra dollar except it is a real necessity, so that they can go back to their associations without having an arbitrary tax fixed. The possibility is that the money may not be wanted, and it will not be wanted for possibly nine or ten months, and we can hold these associations in that long, and by that time they may be in a better condition to pay. I make that motion.

The PRESIDENT. — The Chair would like to say one word on that subject, if you will allow him. His little experience — and it is not very small — in connection with the management of affairs conducted with our Association teaches him that one of the most crippling facts connected with the administration has been that so many of the Exchanges have failed to see the importance of paying promptly their *per capita*. I wish to tell you, gentlemen, that when Mr. Sayward wrote me at different seasons of the year as to whether he should go on this tour, or whether he should go to that city or another city which was writing for him to come there in order to aid them in strengthening their Exchanges or in forming new ones, he would say to me, "Such a city and such a city and another city have not yet paid their *per capita*; if they do, we will have about so much money: what do you advise?" We had to sit down, gentlemen, and count, dollar by dollar. We had to figure out that a certain trip would take about so many days, that it would cost about so much per day.

Now, it is not a question of the Secretary's salary, by any means. It is a question as to whether we want this Association to grow and to become what it is possible that it may become. Do we want to cripple it for a miserable one dollar per head? Why, gentlemen, I am surprised. I understand that the delegates here are ready enough to pay \$3.00 *per capita*: you are only fearful that your people at home will not think you have done right, that they will not appreciate the situation. I can see that that is so. Every man who comes here to attend one of our Conventions, no matter with what ideas he may come, goes home converted to the idea that this Association is worth ten times what it costs. And I want to say to you right here, gentlemen, although I am telling tales out of school, that your Board of Directors, at its last meeting, in talking over this *per capita* tax, when recognizing the difficulties under which we were laboring in

going home to our Exchanges and asking them for that increase, very readily and very generously said, "I will give you \$100." They were all ready to chip in; but the Secretary would not admit of anything of the kind. He felt that that was somewhat of a charity; and we had to admit it. Then, again, the suggestion was made that we set the *per capita* at \$2.00, and at the end of the year we could draw for whatever deficit there might be. But, as business men, we felt that that was no way to do. We want to know, we want the Secretary to know, our President of the coming year wants to know, that he can rely upon about so many thousand dollars to carry this thing through the next year. If you don't want it, that's all right. I admit, if you increase the *per capita* you may lose one Exchange, or two, or three, possibly half a dozen,—I don't know. I do know that if you do not increase it you will not grow as you should. You are crippled.

ASSISTANT SECRETARY VOSHALL. — Those voting for \$3.00 *per capita*, eighty-eight; for \$2.00, twenty-five. [*Applause.*]

THE PRESIDENT. — As the Chair understands, then, the \$3.00 will be the *per capita* for the coming year. And I do hope that no delegate here will be blamed when he gets home for the course pursued. I do hope that he will be able to show them that this institution is worth a great deal more money than it is costing. What is three quarters of a cent per day per head, or a cent and a half, or two cents?

Now, the Chairman wishes to announce the appointment of some committees which are called for. First, Standing Committee on Arbitration; second, Standing Committee on Subcontracting. These two committees were called for by resolutions passed during the Convention. The Standing Committee, of five, on Arbitration, which it is the duty of the Chair to appoint, is as follows: J. Milton Blair, of Cincinnati, Chairman; Anthony Ittner, of St. Louis; David A. Woelpper, of Philadelphia; Geo. C. Prussing, of Chicago; Marc Eidlitz, New York.

Standing Committee on Subcontracting: James A. Miller, of Chicago; Stacy Reeves, of Philadelphia; W. A. Kelly, Kansas City; Samuel Farquhar, Boston; Abraham Rasner, Pittsburg.

In the election of Directors, it is the duty of each delegation to name one of the members of their Exchange to act as a Director during the ensuing year.

The Secretary then called the roll, and nominations were made as follows:—

Boston, L. P. Soule; Brooklyn, F. J. Ashfield; Buffalo, James Bo-

land ; Chicago, George C. Prussing ; Cincinnati, Lawrence Grace ; Cleveland, Robert H. Jenks ; Denver, G. F. LeDue ; Detroit, William J. Stapleton ; East Saginaw, George C. Zwerk ; Grand Rapids, H. E. Doran ; Indianapolis, James E. Shover ; Kansas City, W. A. Kelly ; Louisville, Thomas Armstrong ; Lowell, James W. Bennett ; Milwaukee, Clifford Chase ; Minneapolis, Barclay Cooper ; New York, Marc Eidlitz ; Omaha, William Smith ; Philadelphia, William Harkness, Jr. ; Portland, A. D. Smith ; Pittsburg, T. J. Hamilton ; Providence, James S. Hodson ; Rochester, William H. Gorsline ; St. Joseph, John DeClue ; St. Louis, Thomas J. Kelly ; St. Paul, M. G. Craig ; Sioux City, Frank Clark ; Syracuse, John Moore ; Washington, Thomas J. King ; Wheeling, G. W. Baggs ; Wilmington, Archibald S. Reed ; Worcester, H. W. Eddy.

The foregoing gentlemen were declared duly elected Directors for the ensuing year.

Mr. ADAMS, of Indianapolis. — Mr. President, the time has nearly arrived to conclude the deliberations of this Convention, and in a few hours we will say "good by" to our friends in the twin cities of the Northwest. From the time we set our feet within the borders of this city until the present, we have been confronted by some gentleman with a badge upon his lapel, who has cared for every want, who has made our comfort and our convenience his purpose and his aim, and, before we adjourn and go to our homes, it is proper that we pass or at least take some steps in the matter of the recognition of the hospitality of the gentlemen of this Exchange, and, with the permission of the Convention, I will read the following : —

Resolved, That the thanks of this the Fourth Convention of the National Association of Builders are hereby extended to our hosts, the members of the St. Paul and Minneapolis Exchanges, and the several committees having in charge the arrangements for the Convention and the entertainment of delegates and visitors, as well as the citizens of these cities and the committee of ladies, for their bounteous and full-handed hospitality, their untiring efforts in anticipating our every want, and contributing, by every means in their power, to our comfort, pleasure, and happiness, thus making our visit to these cities long to be remembered.

Mr. Chairman, I move the adoption of this resolution.

The motion was seconded and carried, with a rising vote.

The SECRETARY. — Mr. President, I have also a resolution to offer.

Resolved, That the recognition and thanks of the Convention are due and are hereby extended to the press of the Twin Cities, St. Paul and Minneapolis, for the courtesies shown, and the enterprise manifested in publishing promptly such complete reports of the proceedings of this Convention.

Mr. DUNCK, of Milwaukee. — Mr. President, I move that it be adopted by a rising vote.

A rising vote was then taken adopting the resolution.

The SECRETARY. — I am requested by our new President, Mr. Tucker, to announce that the regular meeting of the new Directors will be held in the rooms of the New York delegation, to-morrow morning, at 9 o'clock. This is the usual meeting necessary to take action in appointing committees and attending to other business.

I desire to take this opportunity to publicly acknowledge my indebtedness to Mr. Wm. Harkness, Jr., and Mr. Charles W. Voshall, for their efficient services as my assistants at this Convention, and to thank them most sincerely.

The PRESIDENT. — Now, gentlemen, unless there is some other business suggested, the hour has arrived for adjournment.

Mr. DEEVES. — Mr. President, I move we adjourn.

Mr. PRUSSING. — Mr. President, I believe we have some business yet to transact. Gentlemen, we certainly ought not to allow Mr. Scribner to let that gavel fall for the last time, without a vote of thanks for the fairness, the ability, the knowledge, and untiring energy displayed by him and the other officers connected with him [*applause*]; and, gentlemen, I now move a rising vote in expression of our thanks for the services so rendered. [*Motion seconded.*] Those in favor will please rise.

Mr. SCRIBNER. — Gentlemen, I can but thank you most heartily for the courtesy I have received during the Convention just closing. I must confess that I looked forward to the duties devolving upon me with considerable solicitude and some anxiety; but I wish to acknowledge to you now that, owing to your courtesy, owing to your leniency with faults or mistakes of judgment, owing to the fact that you have so ably assisted me, I have thoroughly enjoyed these three days, and it is with great regret that I now part with you. I trust we may all meet in New York next year. [*Applause.*]

A motion to adjourn will now be in order.

Mr. PURINGTON. — I move we adjourn.

The motion was then seconded and carried.

THE BANQUET.

ON Wednesday night, Jan. 29, the work of the Convention being over, the delegates were tendered a banquet by the Contractors' and Builders' Board of Trade of St. Paul, and the hospitality so generously extended reached its climax when the doors of the large dining-room of the Ryan Hotel were thrown open, and the glittering tables attested St. Paul's farewell to the members of the National Association of Builders. Appropriate and tasteful decorations and an abundance of flowers added to the general effect, which was one of great beauty. Nearly six hundred guests were seated, and enjoyed the orchestral music discoursed throughout the evening and the songs interspersed by a quartet between the courses.

When the last course had been partaken of, Mr. J. S. Burris, of St. Paul, made the following remarks:—

On behalf of the Contractors' and Builders' Board of Trade of St. Paul, I have the honor to extend to you a hearty welcome this evening. We feel honored by the presence of so many representative builders from all over this great country of ours, and also pleased to see so many of our own citizens here to-night to assist us in entertaining you. As this will be the last night you remain with us, to-morrow morning at ten o'clock we will offer you a drive around the city, to give you an opportunity to see some of our prominent buildings, and you, as builders, being competent judges, will see that we have in St. Paul both architects and builders worthy of their calling. To-morrow afternoon we shall turn you over to the other twin, Sister "Minnie," and we shall join with you in partaking of her hospitality. Remember, gentlemen, you will always find Sister Minnie at home, and ready and willing to entertain guests. Minnie is settled on that beautiful plain around the falls of St. Anthony. Paul, being a little more romantic, settled here in the woods and bluffs at the head of navigation on that great river they call the "Father of Waters." Minnie is keeping house up at the falls. She is a good housekeeper; makes all her own bread; and, they do say, makes her own flour. And now, gentlemen, after you leave us, I want you to remember one thing, and that is that you have many true friends in St. Paul. Now, one word to our own citizens: If you at any time should want any information about building or building materials, the place to get it is at the rooms of the Contractors' and Builders' Board of Trade of St. Paul, and the time is from 11 to 12 o'clock, A. M., which is our Exchange hour, and you are cordially invited to make use of us. I will now turn you over to Mr. Thomas A. Abbott, our toast-master.

The first toast of the evening was announced by Mr. Abbott as "The National Association—Our Guests," and with fitting remarks introduced President John J. Tucker, of New York, who responded as follows:—

In being called upon to respond to this toast, I fully appreciate the high honor conferred upon me by the National Association, and to which is accredited the selection of myself as sponsor.

The title is in two parts, and, first, as guests, permit me, on behalf of the Association and individually, to thank you for the bounteous hospitality and good cheer with which we have been overwhelmed since our arrival within your gates. And again I would thank you for the lively interest and hearty co-operation you have shown in the works of the Convention.

Some of my fellow-members in New York expressed a fear that in coming to St. Paul they would find the temperature so severe that it would take all the spring to get thawed out; but we shall go back and tell those timid ones that the warmth of our reception was so strong that the cold air had not a chance to penetrate.

At our last Convention, one year ago, your esteemed fellow-member and our honored ex-president, Mr. Scribner, told us that when we came to St. Paul we must not forget that it is a young city, in a State but little more than thirty years old. He would not be able to show us the museums, art galleries, etc., that were the accumulation of years in the older cities, but he would promise a whole-souled, generous welcome, that would make us feel we were in the midst of earnest, sincere friends, and not a stranger in a strange land, although many miles from home.

I know, gentlemen, you will all agree he made no mistake when he uttered that statement. Another link has been added to the chain of pleasant memories, and, as at Boston, Chicago, Cincinnati, and Philadelphia, it is with regret that we think of the day of our departure.

Next year I hope we shall have the pleasure of seeing you all in New York, and then we shall have our opportunity to show that same hospitality and express those same good wishes that we have found here and at other Conventions.

The National Association! What a world of meaning and importance that name conveys to-day. And to think of what has been accomplished in so short a time! But little more than three years ago it was unknown, and its very existence was but a dream in the mind of one man. As we look around this gathering and see the earnest, sincere faces of so many of our fellow-craftsmen from different parts of our country, how can we sufficiently honor and praise the mind that conceived and the indomitable will and energy that have brought forth this grand result!

No gift within the power of this body to confer can ever pay the debt we owe to our honored Secretary, William H. Sayward.

It is almost incredible that in so short a time such growth should be; but it is not so remarkable when we carefully look at the situation as it existed when this Association was formed.

For many years, in fact for all time I might say, the builders have not received the recognition they deserve and are entitled to in the affairs of the community. The banker, merchant, and professional man were considered to be the proper lay representatives in matters pertaining to the State, and although the question to be discussed

and decided might be directly in his line, the builder was not considered worthy of any notice when appointments were made.

This condition, I am happy to say, is being more satisfactorily and justly changed, and we shall soon see the builder consulted, and appointed to positions where the knowledge acquired by years of industrious application will be beneficial to the community.

But that is not all, gentlemen: the builders demand the recognition they are entitled to as an integral part of the mercantile and financial machinery of the affairs of the country.

In point of numbers, the people employed in the building and associated industries are second only to the farmers, and in value their product is greater than that of any single industry in the country, amounting in 1889 to over one thousand million dollars.

These figures are best appreciated when I tell you that in New York City alone last year there was expended for new buildings and alterations the immense sum of seventy-six millions of dollars, nearly twenty millions more than the value of the precious-metal output for the entire country.

These figures tell their own story, and show at once what a position we occupy in the commercial field, and, being so, it is not surprising that when the cry went forth from Boston for a National Association it was rapidly taken up and carried along the line.

But the good work has only just begun. What a grand future and what possibilities! In union there is strength, and what would be impossible for single Exchanges to accomplish this National Association can.

We have already, in connection with the Association of Architects, formulated a uniform contract, which has been most favorably received in different parts of the country.

Another and most important and vital matter to us all is being agitated, and successfully too. That is, how to best educate our young men in the mechanical trades by means of trade schools. Philadelphia has started the ball rolling by opening a trade school under the immediate control of its Exchange; other Exchanges are discussing the question seriously, and in a few years may we not hope to see these trade schools in operation in every city in the Union, under the fostering care of the local Exchange?

If this Association never accomplished any other good than to bring this question to a successful solution, I should consider its labors amply repaid.

I have learned through the press that the American Institute of Architects and the Western Association of Architects have united in one national body, and in a published interview with one of the prominent officers of that organization he says that there will shortly be started a movement to provide a building as a permanent home, for the better preservation of the archives of the society, and as a headquarters for its officers, so important has its work already shown itself.

Who shall say that this Association shall not find it necessary to do likewise? Our work is a grand and great one, and as we individually are erecting monuments in all parts of the country, why should we not collectively have a home to which we could point with pride, and at the same time add dignity and strength to our union?

The darkness that has clouded our pathway so long is dispelled, our sun has risen,

and in the light of the prosperity that has illumined our way in the past shall the work of the future progress in the firm, steady, careful manner that has characterized its actions up to the present, and so beautifully expressed in Longfellow's poem :—

“THE BUILDERS.

“ All are architects of fate,
Working in these walls of time;
Some with massive deeds and great,
Some with ornaments of rhyme.

“ Build to-day, then, strong and true,
With a firm and ample base;
And ascending and secure,
Shall to-morrow find its place.

“ Thus alone can we attain
To those turrets where the eye
Sees the world as one vast plain
And one boundless reach of sky.”

After the applause had been quieted, the toast-master presented to the builders Mr. W. R. Merriam, governor of Minnesota, who replied with the following, to the toast, “The Twins—St. Paul and Minneapolis” :—

I do not fail to recognize, Mr Chairman, in the vast assembly before me, a body of men who are interested in the material and industrial welfare of our country. They are engaged largely in matters of a practical nature; doing their share of building up and developing the great cities of this great continent, and leaving an impress by their work which will stand long after they have passed from sight. This is an intensely practical age. As a people, we deal with matters which pertain to everyday matters, leaving out all things that savor of sentiment, and looking to those results which shall bring us success. There are doubtless many causes for this state of things, but the one perhaps to which we may attribute the greatest weight is the fact that during the last fifty years we have gained tremendously in everything that pertains to material and industrial welfare. The discovery of gold in California, the developing of vast silver and iron mines, the most unprecedented impetus given to railway building, the opening up of large tracts of new territory to settlement, the invention of the telegraph, have had a tendency to such rapid development and to the building up of such large fortunes as to have no parallel in the history of modern times. The result of all this has naturally turned our thoughts to a consideration of those forces that contribute to the material well-being of man.

After a reference to the “gold” and “silver” ages of the world, he continued :—

This, the nineteenth century, is the “age of iron,” a period that shall go down into history as a time when men are devoted to everything that is practical and material in life. You are sharing with the rest in this era of rapid development and industrial success, and the labor you are performing is important in its bearing upon

the progress and growth of the age in which we live. These vast piles of masonry which rear their heads heavenward, touched by the morning sun, miracles of architectural beauty, almost indestructible by the elements, they stand as monuments to the industrial spirit and efforts of our day. You are leaving these evidences of the important part you are playing in this latter part of the century. In these Twin Cities you note the evidence of the activity and untiring energy of the day. Almost within the lifetime of the youngest man before me we have expanded from almost unknown frontier towns to most prosperous cities. I need not tell you of our vast commercial interests, of our great flouring mills, of the vast amount of lumber distributed yearly from these towns, of our enterprising manufactories. As you have moved about, these facts, so patent, have attracted your attention, and given you far better ideas of the possibilities before us than I can in the short time allotted me upon this occasion. We look for a glorious and prosperous future. We think, with our vast railroad system, reaching to the West and Southwest, with our ample facilities to reach tide-water, that there is no reason to believe that we shall not continue to expand and grow into a vast community, which shall not only be a pride to the State but shall be respected by our sister cities throughout America.

You have doubtless heard, incidentally, that there have been times when the citizens of St. Paul and Minneapolis did not always agree, when there occasionally seemed to be jars. But, I assure you, they were but the love passages which occur between the fair maiden and her gallant lover. They were but temporary misunderstandings, which resulted in the bonds of affection being made stronger and more lasting. United together, these two cities present a force and power that will make certain their future growth; and this union will surely come in spirit, if not in fact.

We hope to see you with us again in a few years, and when you come you will surely see a vast community, a great municipality containing loftier buildings, larger manufacturing plants, more mercantile houses, greater banking facilities, libraries and art galleries, schools and colleges, asylums for the poor and the sick unfortunate, nobler places for worship, beautiful parks, and vast boulevards. May the bright sun of prosperity shine upon us and bring us that glory and success which are assuredly ours!

Gov. Merriam was loudly cheered, and it was some few minutes before Mr. Abbott, the toast-master, announced the next toast as "Our Dearest Foe, the Architect," and said that he wished to introduce a gentleman to respond who, all through the Convention, in which he had by no means been a silent participant, was a man who never made a mistake, and who, when he opened his mouth, never put his foot in it. He could n't: he was from Chicago — Mr. George C. Prussing.

Response of Mr. Prussing:—

MR. TOAST-MASTER AND GENTLEMEN,—'T is true that my mouth has been opened before during the days of this Convention, and I am glad to be assured by you, Mr. Toast-master, that I have not put my foot in it.

The toast assigned me this evening is curiously worded: "The Architect, our

Dearest Foe." After my modest objections to speaking at this time had been overcome, and I felt convinced that the necessity of some sort of reply was upon me, I became naturally anxious to learn something about the gentleman referred to, and upon inquiry in the lobby, just before entering here, I find that he bears the reputation of being "a designing man."

I am further informed that six or seven of the architects of this city are here to grace your bounteous board. Whether the gentleman referred to in the toast is among them I have failed to ascertain, but take it that he is not, and that those here representing the profession are friends. But if he should be with us, and will oblige me with his card, I shall delight in pouring in his ear—out in the corridors, out of hearing of this goodly company—an entire chapter suitable to his case.

Think of it, gentlemen, "The Architect, our Dearest Foe!" The architect, gentlemen, the offspring of the builder! History tells us that the builder *was*, and that gradually the architect developed from his ranks. Nor was that true only in historical times. 'Tis not far different to-day. Where is the architect who knows it all, who was not finished and perfected in his profession by practical hints of builders with whom he came in contact? Point him out to me, and I will show you a young man with hair just sprouting on his face.

Gentlemen, I am a stranger in your city, and deeply impressed with its wonders and surprises, but of all I have seen or heard nothing has impressed me more strangely than the wording of this toast. The National Association of Builders has been treated right royally, and some day it will again assemble in your walls, and when it does, and you come to mention the architect, let us hope you will be pleased to say, "The Architect, our Dearest Friend."

The next toast proposed was "The Workingman," and Mr. Abbott presented His Grace, John Ireland, Archbishop of St. Paul, "a follower of the Son of a carpenter, and a true son of St. Paul." Bishop Ireland began by saying:—

There is no need, I trust, to explain the presence of a clergyman amid the festivities of the evening. The suggestion presents itself at once to your minds that the contractors and master mechanics of St. Paul are good pious Christians, and that they have no objection to making the fact known to the members of the National Convention. I take pleasure in confirming the suggestion, and inviting you to spread abroad the good news to the edification and salvation of those wayward cities of the land,—Chicago, Cincinnati, Washington, and New York. But there are deeper reasons, that are rooted in the natural alliance between the church and your profession. The church demands from the hands of builders dwellings for her spirit upon earth, and the noblest works of builders are the monuments erected by them under the sky-reaching inspirations of the church. The pride of religion and of art is the majestic cathedral enshrining the memorial of the Last Supper. Its religious conception was the resolve to do as slight dishonor as possible to ethereal divine beauty while crystallizing it in material forms, and as the edifice rose from the earth and spread upward through the air its entrancing lines, the builder, exhausting his art on every stone and every beam, made portal and window, arch and turret, resonant of voices and teachings of the heavens. In mediæval times builders vowed

their labors to religion, confraternities of builders were the church's most loyal devotees and the objects of her special patronage, and to the union of religion with the builders' art we must ascribe the sublime temples of Westminster and Paris, of Cologne, Burgos, and Milan, the despair of our more ambitious and materially more potent but less spiritual and less religious-minded nineteenth century. A priest is among allies and co-workers when he accepts from builders the right hand of fellowship. Nor does religion desist from blessing you when trowel and plane are plied upon edifices destined to more secular purposes, — the homes of the people, the asylums of letters, the counting-houses of commerce. Religion is the breathing of God's love over men, and whatever the efforts tending to the intellectual and moral elevation of man, to their social happiness, to the diffusion among them of the birthrights of God's children, religion smiles upon them, and delights to co-operate with them. The narrow-minded and narrow-hearted man, be he in talk the most religious, who fences within the chancel rail priest and priestly influence, or limits them to portions of the human race, or of its labors and aspirations, misunderstands religion and its author. It is well, too, for the world that religion commingles with its thoughts and its endeavors. Men are the blocks of granite and sandstone which are to be worked into the social structure. Religion is the cement. 'Religion is the sole and never-failing spring of charity, justice, purity, sacrifice, — cardinal virtues which render human society possible. These virtues are begotten of principles of religion, and are preserved by the graces of religion. The names might exist when religion has deserted man; they would be the names of the ghosts of things long ago consigned to the tomb.

I have not forgotten, as much as you are perhaps thinking, the toast to which I have been asked to reply, "Employers and Employees."

These words tell the burning question of the hour, which is upon us in all its force, and which the safety of society will not permit us to shirk. Several causes operate in pressing it to a crisis in these times, — the diffusion of education, urging the working classes to think for themselves and to seek a betterment of their condition; the general restlessness and love of revolution pervading at the present the whole human race; the gigantic strides of industrialism, exciting liveliest competition and leading to the confounding of men with machines, and, I believe I may add, an increasing greed of money, consequent upon the increase of possibilities to become rich. There is absolute need of religion: it will temper passion, enliven our instincts of charity and justice, and teach all men — employers and employees, capitalists and laborers — that all appellations of one another among men are adventitious and accidental, save that of brothers, — brothers by the blood flowing in our veins, by the love which the common Father of men bears to us, by the one salvation which Christ preached to all men. Examined in the light of our brotherhood, the most difficult social problems will be directed toward a felicitous outcome.

I dislike to lecture the absent. The employees are not with us to-night. If they were I would say to them, as I have often said when among them, strive for your rights while allowing the rights of others. The vital construction of society demands labor and capital, employee and employer: to abolish capital would be to render labor fruitless; to deny the rights of employer would be to take from the employee the shield of justice. Nor should employee limit the liberty of fellow-employee. My sympathies go out to the employee: he is the more helpless party; and his burden is

heavy. But I always stop and protest when employees seek by force to compel fellow-employees to join them in a strike, or when employees declare that the children of their brothers shall not learn to be as themselves — tradesmen, capable by skilled labor to earn an honest and honorable livelihood. Employers are before me, and those I will lecture the more willingly.

It should be easy for the American employer to deal in charity and justice with his employee. In Europe social strata are almost as fixed as the strata of geology. Not so in America: the employee of yesterday will be to-morrow the employer, and, unless he keep a level head, the next day he may be back upon the lowest rung of the ladder. It is natural for him to have the kindest feelings towards those who were or may be his companions in labor and in trials. The whole spirit of the country — its constitution and laws — brings men near to one another in mutual esteem and regard, smooths off the edges of class divisions, and removes from the relations of man to man the harshness which is the fruit of social pride and of the belief that some are born to command and others to serve. It is the mission of America to solve for the whole world the problems of modern times, and notably that of capital and labor.

There are duties for the employee; there are more serious ones for the employer. Elevation and power bring responsibilities. A just and generous employer will, by his sweet-mannered ways and his silent acts, mirroring his noble soul, do more to prevent and quell labor ebullitions than legislative enactments or regimental bayonets. The laborer is disposed to be reasonable, and if he is led to see that he is dealt with in a kind, just way, and that the employer forgets no more the rights and interests of labor than those of capital, he will accept his lot, and be satisfied in unremunerative periods with lesser wages and harder jobs. An effort should be made to give to labor correct and full information as to the labor market and the fluctuation of the industrial tide. It is well to appeal to his intelligence. He is a partner in every enterprise, as essential to it as employer and capital, and he has to be treated as such. The time when the masses had but one right — to do the bidding of superiors — is gone by, never to return. They are not machines; they are not slaves; they are free men and thinking beings.

A fatal error, the result of the teachings of economists of the school of Adam Smith, lies at the bottom of the grievances of labor. It is this: that capital has the right to secure human labor at the lowest prices to which it can be reduced, either by taking advantage of the stress of circumstances or by forced combinations adverse to its freedom. Man, in this view of things, is a mere piece of wood or iron, and the sole question regarding him is, how cheap can he be made? This view of our brother is inhuman, unchristian, un-American, and will never to any extent obtain in this country. Man is a child of God, sent by his Maker into the common inheritance of the earth's fruits. As the result of personal inequalities and of unavoidable social situations, there will be always inequalities in the actual possession of the inheritance; but each one is entitled to a sufficiency of it, enabling him to live as a human being and to raise his family without degradation of the dignity of human beings. This is not always allowed to each one. There are industrial centres where more attention is given by the master to the beast of burden than to the man who drives it, to the metallic machine than to the child or woman that stands in front of it; beasts and machines are replaced at greater cost than human beings, and this is all

there is to the matter in the eyes of greed and ambition. A slight percentage of enormous gains may afterward be dispersed by an ostentatious hand in public alms; it will not, in the eyes of man or God, repay for injustices committed in the making of the fortune. The purest and truest charity is social justice to those beneath us. Our modern industrialism has its horrors as well as its splendid achievements, and until those horrors cease there will be social grievances and our civilization will be on trial.

I am aware that competition from those above you and those around will at times make difficult of execution your own desires to treat honorably and justly those below you. You are intermediaries between higher capital and the mere journeyman, and the exactions of the former dictate toward the latter a policy which your own hearts do not approve. Still permit me to say, remember as much as you can the laborer and the journeyman, and use your influence in union with that of others in permeating the whole community with love for fellow-man and justice toward the poorest as well as toward the richest. "Justice exalteth a nation; but sin maketh nations miserable." More than all our palaces and railroads and factories, will justice bring to the land peace and plenty and happiness.

Bishop Ireland was frequently interrupted by bursts of applause, and when he had concluded the utmost enthusiasm prevailed.

Owing to the lateness of the hour, Mr. J. Milton Blair's reply to the toast, "The Owner," was very brief, and after an insistent demand, the Secretary, Mr. William H. Sayward, made a few feeling remarks which ended the programme.

Three cheers for St. Paul were proposed, and given with a will, and the Convention and banquet were over.

On Thursday, the day following, the Builders' Exchange of Minneapolis extended further entertainment by inviting the delegates to partake of a banquet at the West Hotel and to attend the theatre in the evening. At the banquet, which began at one o'clock P. M., many toasts were ably responded to and a most palatable *menu* was discussed.

ADDENDUM.

THE following paper, prepared by Mr. A. J. Campbell, of New York, was to have been read before the Convention, but, for lack of time and press of other important topics, was omitted:—

THE AMERICAN IDEA.

For the fruits of our work we have to depend much upon the impression the action of our Conventions leaves upon the public mind, and also upon the action of the press in its treatment of our endeavors to improve and better the conditions of that large class of our people now engaged, and hereafter to be engaged, in building in its several branches.

If I comprehend the object of our Association, it is intended to benefit future generations as much, or more, than it will the present.

Those who have organized this Association are the pioneers in the cause, and it is their business to make a pathway for like representative men to follow in the future. We can accomplish only a little of the great mass of good that we see before us needing the attention and the best efforts of our organization.

The most important and essential part of our early efforts to establish precedent for those who follow us in this labor of love is, that throughout all our proceedings we should keep prominent and conspicuously in view the great "American idea."

That is something we should *never* lose sight of in any of our deliberations or councils.

There should be no narrow, proscriptive, ungenerous acts or speeches allowed to receive our approbation or support. We should never for a moment allow ourselves to forget the early patriotic teachings received from our tutors and historians, who have, up to date, furnished us with the germ and growth of the American idea.

Our country has a history of a century only, of intense interest, of struggles and triumphs in council halls, on fields of battle, in science, art, and mechanism, in agriculture, manufacture, and mining; in fact, in all the circumstances, properties, and conditions which go to make the sum total of a great nation of nations, peopled with the choicest of the human family.

And in this incontrovertible fact, we as Americans are justified in our swelling pride with the great extent, rapid progress, and Herculean strength of our American nation. All obstacles to our creation as a distinctive nation were thrust aside by the strong hands, keen diplomacy, and hard mental struggles of the little band of yeomanry dwelling on the sea borders only a few more years than a century ago.

All attempts thereafter to disintegrate the people or to destroy our government have been met by the people with that stalwart, unyielding, persistent purpose to preserve and keep sacred the boon transmitted to them. In the hands and keeping of

the men and women of this day are held the good and welfare of the present as well as coming ages; for upon the degree of interest each succeeding generation exhibits in the times and needs thereof, and upon the firmness of the hold they have upon the legacies of self-government received from those who went before, and upon the degree of earnestness and ardor with which we perform our duties and labors, depend the extent of our national greatness, and the peace, prosperity, and happiness of our people.

Ours is a distinctive nation, in that it is the one on the globe where the nearest approach to a people's government, to all intents and purposes, and the acceptance of the term "government of the people," exists.

To preserve this idea intact, it behooves our population, classified by the several different trades and callings under which we toil and thrive, to keep alive within all assemblages organized for our comfort and benefit the germ and growth of that idea.

No gatherings or councils within our land should ever for a moment forget the American idea, and that their first and foremost duty is to keep shoulder to shoulder abreast with the grand army of the nation's people, marching steadily forward to more triumphs, greater deeds, and greater glories than those of the past, under that incentive.

Our National Association of Builders must take its place in the grand phalanx, and with no uncertain step or voice should proclaim its determination to do well its part in sustaining the broad principles for which our government stands. I do not mean from a political stand-point, but from moral, patriotic, social, and business stand-points. With these points well guarded and maintained, the politics of our country will care for itself. Politicians are wary, alert, keen, and diplomatic, and well understand that they are only mighty so long as the people approve their conduct.

We *must* as an organization do our duty from these stand-points, because it is the only way we can be successful and useful.

It is a sad but prevailing truth that the first disturbing elements within the labor lines of our industries were inflicted upon our country by persons from abroad, unlearned in the primary or rudimentary principles involved in the American idea.

It is an historical truth that no *serious* contests, or radical disagreements, or diversities of opinions, or cross-purpose arose between capital and labor during the earlier period of our nation's life. There may have been remote occasions of local ruptures and contentions, but they were not considered as threatening to our State or national comfort.

No part of our people can have more consideration for those who seek our shores to share our lands and our prosperity than the men who are engaged in building pursuits in our cities, large and small, and who need to employ the stock in trade that so many hardy sons of toil bring with them and rely upon for the betterment of their condition. Bone and muscle are their capital, and it must needs be employed to be of value; and capital to maintain its value must employ it.

It can hardly be expected of that class of people that they as a class should at once conform to and fall in with the American idea. We know that very many of them do readily yield to the magnetic influence of our institutions, manners, laws, and customs, and become worthy additions to our populace, tilling the soil, delving in the earth, rending the rocks and mountains, plying the tools of mechanism and instruments of science, and soon become ardent advocates of the American idea.

But we know also that from among them come many who are intensely ignorant of that idea, and some who do not seem willing to learn it, nor to conform themselves to it by becoming acts of good citizenship, but who, on the contrary, exert their most pernicious and offensive efforts to contend in every conceivable way with the wholesome and established laws of our land.

It is such that promulgate the idea of defiance of law and order. It is such, together with the ignorant, indolent, and knavish of our native-born citizens, who band together under the guise of advocates of the "rights of men," lure, incite, and inspire to mischief those who would otherwise pursue the even tenor of their way and be happy. As such pretentious advocates they have succeeded in inducing, coercing, and persuading so many to join their ranks that they have become a power in the nation, and now concentrate their efforts to become a factor in politics.

The right of a free exercise of all our senses in the proper direction can never be denied. The fullest and freest enjoyment of all that American citizenship implies and guarantees will never by consent of our people be abridged or denied until the nation is destroyed. Our people are liberal-minded, open-hearted, and free-handed, a people ready to rise in their might in defence of right; and the meanest and lowest among us should receive the same consideration and have the same safeguards under the law against wrong and injustice as does the highest. This is fully embodied in the American idea. Then what shall we say to those who plague our land with their offensive presence and afflict our good citizens by their constant and continuous agitation within the rank and file of better citizens engaged in the honest and industrious pursuits of life?

This disturbing element within our population is justly charged with nearly all the disturbances, riots, destruction of property, violence, and bloodshed which have within the recent past few years occurred within our happy land, heretofore so free from evils growing out of the labor question.

This evil of discontent without cause (for there is not another corner of the globe where labor has its reward so roundly paid for as it does in this country) is graduated all the way from the well-intentioned citizen who works for his daily bread, who has little time to devote to his personal education in matters of trade and commerce, and who is sought out by the designing marplot and breeder of discontentment, and his ears made the receptacle of the un-American ideas which said marplot teaches with all the force his most un-American ideas can supply, down to the idiotic anarchists, some of whom have recently met their eternal fate under the force of law and justice.

To teach the better element of our adopted brother workmen the American idea becomes a duty of our organization.

To aid in crushing out fallacies and abominable practices, which range all the way between the petty act of stigmatizing by epithet, abuse, application of vile names, and bodily injury of such men who assert their individuality and self-reliance, and who are willing to exchange their stock of labor at prices they are content to demand for it, and who are willing that capital shall exercise its force in enterprise at the same time, and acts of crime, made heinous and offensive in the sight of man by force of law and moral sense, the climax of which is the wholesale destruction of property, impeding the travel and traffic of our better citizens, impeding and obstructing the course of business, checking the growth of improvements, upon which depends

the prosperity of the country, and finally culminating in bloodshed and foul murder,—this, also, is a duty of this national organization.

To render efficient service and patriotic aid in this work becomes the bounden duty of all who stand for fair play and conscientious dealing.

No integral part of our community can shirk this duty of doing its best toward teaching the untaught the lesson of American citizenship, and aiding to the full extent of its ability in crushing out, by every legitimate force at command, the devilish disposition extant to disturb the peace and cripple the prosperity of our people by unlawful acts and by recourse to the destruction of property and the taking of life.

The striker who assaults, maims, or murders a fellow-man because he will not join him in his strike is the one who strikes a death-blow at the rights and privileges of citizenship, and endeavors to destroy the American idea.

Builders and other trades, as well as railroad companies and other organized corporations, each have in turn experienced desecration of the American idea, and each have suffered in turn in the defence of their rights by the desecration.

The right to strike, no man will deny, but the right to violate law and your neighbors' rights, all good men will deny.

It becomes our National Association of Builders, as an integral part of our community, acknowledging its subserviency to the law and devotion to country, to do its best, in conjunction with the other integral parts of our law and order-loving people, by precept and practice, against lawlessness and violence aimed at the destruction of the American idea.

APPENDIX.

APPENDIX.

DECLARATION OF PRINCIPLES,

As Amended and Adopted.

1. This Association affirms that absolute personal independence of the individual to work or not to work, to employ or not to employ, is a fundamental principle which should never be questioned or assailed; that upon it depends the security of our whole social fabric and business prosperity, and that employers and workmen should be equally interested in its defence and preservation. While upholding this principle as an essential safeguard for all concerned, this Association would appeal to employers in the building trades to recognize that there are many opportunities for good in associations of workmen; and, while condemning and opposing improper action upon their part, they should aid and assist them in all just and honorable purposes. That while, upon fundamental principles, it would be useless to confer or arbitrate, there are still many points upon which conferences and arbitration are perfectly right and proper, and that upon such points it is a manifest duty to take advantage of the opportunities afforded by associations to confer together, to the end that strikes, lock-outs, and other disturbances may be prevented. When such conferences are entered into, care should be taken to state clearly, in advance, that this fundamental principle must be maintained, and that such conferences should only be competent to report results in the form of resolutions of recommendation to the individuals composing the various organizations participating, avoiding all forms of dictatorial authority.

2. That a uniform system of apprenticeship should be adopted by the various mechanical trades.

That manual-training schools should be established as a part of the public-school system, and that trade night schools should be organized by the various local trade organizations for the benefit and improvement of apprentices.

3. The Association recommends all its affiliated associations to secure, as soon as possible, the adoption of a system of payment "by the hour" for all labor performed other than "piece work" or "salary work," and to obtain the co-operation of associations of workmen in this just and equitable arrangement.

4. That all blank forms of contracts for building should be uniform throughout the United States. That such forms of contract, with the conditions thereof, should be such as will give the builder, as well as the owner, the protection of his rights, such as justice demands. That whenever a proper form has been approved by this Association after consultation with the American Institute of Architects and the Western Association of Architects, we recommend its use by every builder and contractor.

5. The Legislatures of the various States should be petitioned to formulate and adopt uniform lien laws, and every organization represented in this Association is recommended to use its best endeavors to secure the passage of the same.

6. Architects and builders should be required to adopt more effectual safeguards in buildings in process of construction, so as to lessen the danger of injury to workmen and others.

7. We recommend the adoption of a system of insurance against injuries by accident to workmen in the employ of builders, wherein the employer may participate in the payment of premiums for the benefit of his employees. Also a system securing the payment of annuities to workmen who may become permanently disabled through injuries received by accident or the infirmities of old age.

CONSTITUTION

OF

The National Association of Builders,

AS AMENDED AND ADOPTED MARCH 30, 1887.

CONSTITUTION.

ARTICLE I. — NAME.

This Association shall be known as THE NATIONAL ASSOCIATION OF BUILDERS OF THE UNITED STATES OF AMERICA.

ARTICLE II.

The fundamental objects of this Association shall be to foster and protect the interests of contractors, manual workmen, and all others concerned in the erection and construction of buildings; to promote mechanical and industrial interests; to acquire, preserve, and disseminate valuable information connected with building trades; to devise and suggest plans for the preservation of mechanical skill through a more complete and practical apprenticeship system; and to establish uniformity and harmony of action among builders throughout the country. The better to accomplish these objects, this Association shall encourage the establishment of Builders' Exchanges in every city or town of importance throughout the country, and shall aid them to organize upon some general system that will not conflict with local customs and interests, in order that through these filial associations the resolutions and recommendations of this National Association may be promulgated and adopted in all localities.

ARTICLE III. — MEMBERSHIP.

Membership in this Association shall be established on the basis of Associations or Exchanges, as follows: —

Properly incorporated or duly organized Builders' Exchanges, representing collectively employers in the various trades concerned in the erection, construction, and completion of buildings, shall be entitled to membership in this Association, upon application and acceptance by the Board of Directors.

Not more than one Exchange in any city or town shall be admitted to membership. Individual members of Exchanges thus affiliated shall be considered members *de facto* of the National Association.

ARTICLE IV. — OFFICERS AND DIRECTORS.

The management of the affairs of this Association shall be vested in a President, two Vice-Presidents, a Secretary, a Treasurer, and one member at large from each city represented, who shall be named by the delegation from said city, who together shall constitute a Board of Directors. These officers and Directors shall be elected at the Annual Convention, and at such election they must receive a majority of the votes cast.

They shall enter upon their duties immediately upon the adjournment of the Convention at which they are elected.

They shall have authority to fill any vacancies that may occur in their numbers.

The Secretary shall be paid a salary for his services, to be fixed by the Board of Directors, and must be able to give sufficient time to the Association to efficiently carry out its purposes.

ARTICLE V. — DUTIES OF BOARD OF DIRECTORS.

The President, Vice-Presidents, Secretary, and Treasurer shall constitute an Executive Committee, and as such shall see that all orders of the Association and Board of Directors are carried out. They shall have direct charge of the detail work of the Association, not otherwise ordered.

The President shall preside at all meetings or Conventions, shall act as chairman of Board of Directors, shall appoint committees, approve all bills for payment by the Treasurer, and attend to all duties usually incumbent on the office.

One of the Vice-Presidents shall act in absence of the President.

The Secretary shall keep record of all meetings, collect all fees and dues, paying over the same to the Treasurer. He shall act as Secretary of the Board of Directors, and render such service as may be proper for the good of the Association, under the direction of the Board.

The Treasurer shall receive all moneys from the hands of the Secretary, giving his receipt therefor, and shall pay bills of the Association from the funds in his possession, upon approval by the President.

The President shall appoint the following committees from the Board of Directors, viz.: —

A Legislative Committee of three.

A Committee on Statistics of three.

A Committee on Resolutions of three.

An Auditing Committee of two.

And their duties shall be as follows: —

The Legislative Committee shall observe, investigate, and report to the Board of Directors upon any proposed action by legislative bodies that may affect the interests of builders.

They shall prepare such forms of legislation as they may deem wise for the best interests of the building trades, and present them either to the Board or the Association for action.

The Committee on Statistics shall formulate plans for the securing of statistics of importance to the building trades, arrange for their dissemination, and report the same to the Directors.

The Committee on Resolutions shall have charge of the preparation of resolutions to be offered at Conventions, and all resolutions sent in by members at large shall be submitted to this committee for revision before being offered to Conventions for action.

The Auditing Committee shall examine the accounts of the Treasurer, and report at the Annual Convention.

ARTICLE VI. — CONVENTIONS.

Annual Conventions shall be held at such time and place as may be decided at the preceding Convention.

Other Conventions may be held if considered necessary by the Board of Directors.

ARTICLE VII. — REPRESENTATION AT CONVENTIONS.

Each Exchange affiliated with this Association shall, at Annual or other Conventions, be entitled to representation as follows: —

One delegate at large, who shall be the Director chosen at the preceding Convention, and one delegate in addition for each fifty members, or fractional part thereof.

Each delegate shall have one vote, and may be represented by alternate or proxy. No delegate shall hold more than one proxy.

ARTICLE VIII. — ADMISSION FEE.

Every Exchange gaining membership in this Association shall pay an admission fee of fifteen dollars (\$15).

ARTICLE IX. — ANNUAL DUES.

The annual dues for the ensuing year shall be assessed by each Convention, upon recommendation of the Board of Directors. It shall be assessed *per capita* of membership in Exchanges or organizations that have gained membership in this Association, and be payable through the officers of the Exchanges. This assessment will be due and payable at the Annual Convention, and must be paid within thirty (30) days next ensuing. Default in payment of assessment shall forfeit membership and representation.

ARTICLE X. — AMENDMENTS.

This Constitution and order of business may be amended by a two-thirds vote of all the delegates present and voting at any Annual Convention, previous notice of such amendment having been mailed by the Secretary not less than *sixty* days prior to said Annual Convention to each Exchange affiliated with this Association.

ORDER OF BUSINESS AT CONVENTIONS.

1. Calling to order by the President.
2. Appointment of Committee on Credentials.
3. Recess.
4. Report of Committee on Credentials.
5. Roll-call.
6. Reading of minutes.
7. Reading of resolutions and communications.
8. Appointment of committee to report time and place for next Convention, and to nominate officers.
9. Reports of standing committees.
10. Reports of retiring officers.
11. Reports of special committees.
12. Election of officers.
13. Naming of and election of Directors.
14. Unfinished business.
15. New business.
16. Adjournment.

ADDRESSES OF DELEGATES.

PRESENT AT THE FOURTH CONVENTION OF THE NATIONAL ASSOCIATION
OF BUILDERS OF THE UNITED STATES OF AMERICA, HELD AT ST.
PAUL, MINN., JAN. 27, 28, AND 29, 1890.

BALTIMORE, MD.

E. L. BARTLETT	German and Calvert Streets.
W. F. BEVAN	227 West Saratoga Street.
E. D. MILLER	19 West Saratoga Street.

BOSTON, MASS.

WM. A. SHERRY	164 Devonshire Street.
ALONZO S. DRISKO	164 Devonshire Street.
JAS. D. MCLELLAN	164 Devonshire Street.
SAMUEL FARQUHAR	164 Devonshire Street.
GEO. F. SHEPPARD	164 Devonshire Street.
MELVILLE C. GRANT	164 Devonshire Street.
WM. H. SAYWARD	164 Devonshire Street.

BROOKLYN, N. Y.

BENJ. C. MILLER	363 Fulton Street.
W. L. GLIDDEN	363 Fulton Street.

BUFFALO, N. Y.

EDWARD M. HAGER	141 Elm Street.
H. C. HARROWER	223 Pearl Street.
M. J. BYRNES	394 Fargo Avenue.

CHICAGO, ILL.

GEO. C. PRUSSING	13 National Life Building.
D. V. PURINGTON	159 La Salle Street.
GEO. TAPPER	159 La Salle Street.
W. H. ILIFF	154 South Oakley Avenue.
A. W. MURRAY	811 West Madison Street.
F. BLAIR	3123 Wentworth Avenue.
JAS. A. MILLER	129 South Clinton Street.
E. ERNSHAW	159 La Salle Street.
H. J. MILLIGAN	178 Randolph Street.
J. F. BARNEY	41 Lakeside Building.
THOS. MOULDING	66 Bryan Block.
F. V. GINDELE	159 La Salle Street.
M. B. MADDEN	159 La Salle Street.

CINCINNATI, O.

J. MILTON BLAIR	Builders' Exchange, 6th and Vine Streets.
GEO. E. MASON	Builders' Exchange, 6th and Vine Streets.
LAWRENCE GRACE	12 Colman Street.
ARCHIBALD COLTER	Builders' Exchange, 6th and Vine Streets.

CLEVELAND, O.

ARTHUR McALLISTER	20 Newton Street.
ROBERT H. JENKS	5 Carter Street.

DENVER, COL.

A. S. RIPLEY	Builders' Exchange.
GEORGE F. HARVEY	Builders' Exchange.
CHARLES W. FAIR	1753 Wazee Street.

DETROIT, MICH.

HENRY GEORGE	531 Beaubian Street.
ALEX. CHAPOTON, Jr. . . .	155 Congress Street, West.
WM. J. STAPLETON	97 Cherry Street.

EAST SAGINAW, MICH.

M. WINKLER	Genesee Avenue.
J. H. QUALMANN	1440 Genesee Avenue.

GRAND RAPIDS, MICH.

JOHN RAWSON	42 Mill Street.
H. E. DOREN	191 Spring Street.

INDIANAPOLIS, IND.

JAS. E. SHOVER	451 North Delaware Street.
J. C. ADAMS	28 North Tennessee Street.
JOS. ERNST	47 Davis Street.

KANSAS CITY.

W. W. TAYLOR	1322 Wyandotte Street.
FRANK J. SHINNICK	914 Michigan Avenue.
H. P. STEWART	1st and Troop Streets.
W. A. KELLY	1316 Charlotte Street.
A. SUITERMEISTER	21st and Main Streets.

LOUISVILLE, KY.

SAMUEL P. SNEAD	504 5th Street.
JOHN E. CARPENTER	504 5th Street.

LOWELL, MASS.

JAMES W. BENNETT	Builders' Exchange.
JOHN H. COGGESHALL	Builders' Exchange.

MILWAUKEE, WIS.

GARRETT DUNCK.	493 Tenth Street.
L. J. MUELLER	197 Reed Street.
CLIFFORD CHASE	Lincoln Avenue.

MINNEAPOLIS, MINN.

BARCLAY COOPER	1111 Hennepin Avenue.
HERBERT CHALKER	120 Yale Place.
F. A. FISHER	17 3d Street, North.

NEW YORK, N. Y.

MARC EIDLITZ	123 East 72d Street.
RICHARD DEEVES	66 West 83d Street.
CHAS. A. COWEN	233 West 122d Street.
WM. C. SMITH	35 North Moore Street.
JOHN P. ROBERTS	250 West 127th Street.
JOHN M. CANDA	Foot of West 52d Street.
JOHN MCGLENSEY	14 Vesey Street.
JACOB S. BROWN	431 West 14th Street.

OMAHA, NEB.

RICHARD SMITH	Builders' Exchange.
JOHN H. HART	Builders' Exchange.
G. J. LE VIELLE	Builders' Exchange.

PHILADELPHIA, PA.

WM. HARKNESS, Jr.	247 South Third Street.
STACY REEVES	1611 Filbert Street.
WM. HALBERTON	18 to 24 South 7th Street.
DAVID A. WOELPPER	917 Richmond Street.
PETER GRAY	18 to 24 South 7th Street.
F. M. HARRIS	1611 Filbert Street.
WM. S. MCGINLEY	18 to 24 South 7th Street.

PORTLAND, ME.

A. D. SMITH	Builders' Exchange.
-----------------------	---------------------

PITTSBURG, PA.

T. J. HAMILTON	45 4th Avenue.
SAMUEL FRANCES	9th Street and Liberty Avenue.
WM. R. STOUGHTON	9th Street and Liberty Avenue.

PROVIDENCE, R. I.

RICHARD HAYWARD	9 Custom House.
JAS. S. HUDSON	9 Custom House.
HENRY W. GOFF	Brook, cor. George Street.

ROCHESTER, N. Y.

W. H. GORSLINE	243 Powers Building.
J. H. GRANT	27 East Main Street.
THOS. W. FINNCANE	75 Culver Park.
C. W. VOSHALL	31 German Insurance Building.

ST. JOSEPH, MO.

JOHN DE CLUE	9th Street.
D. E. MARSHALL	1102 North 17th Street.
R. M. ABERCROMBIE	412 South 4th Street.

ST. LOUIS, MO.

DANIEL EVANS	424 Market Street.
THOS. J. KELLY	9 North 7th Street.
P. McGRATH	9 North 7th Street.
ANTHONY ITTNER	9 North 7th Street.
THOS. MOCKLER	9 North 7th Street.
THOS. P. McKELLEGET	9 North 7th Street.

ST. PAUL, MINN.

W. H. ULMER	Goodrich and Douglass Streets.
J. W. L. CORNING	317 Jackson Street.
M. G. CRAIG	Builders' Board of Trade.
T. A. ABBOTT	420 Sibley Street.

SIOUX CITY, IA.

FRANK CLARK	406 Nebraska Street.
F. F. BECK	551 Fourth Street.

SYRACUSE, N. Y.

HENRY F. CRAWFORD	616 Irving Street.
J. A. ISLEY	1 West Tallman Street.

WASHINGTON, D. C.

D. J. MCCARTHY	1221 Ohio Avenue.
JOSEPH FANNING	22 D Street, Northwest.
E. J. HANNAN	517 11th Street, Northwest.
THOS. J. KING	2528 L Street, Northwest.

WHEELING, W. VA.

G. W. BAGGS	.	.	.	.	.	.	.	.	Builders' Exchange.
-------------	---	---	---	---	---	---	---	---	---------------------

WILMINGTON, DEL.

ARCHIBALD S. REED	.	.	.	.	.	.	.	.	607 Market Street.
-------------------	---	---	---	---	---	---	---	---	--------------------

JOHN P. ALLMAND	.	.	.	.	.	.	.	.	607 Market Street.
-----------------	---	---	---	---	---	---	---	---	--------------------

WORCESTER, MASS.

H. W. EDDY	.	.	.	.	.	.	.	.	8 Norwich Street.
------------	---	---	---	---	---	---	---	---	-------------------

C. D. MORSE	.	.	.	.	.	.	.	.	3 Front Street.
-------------	---	---	---	---	---	---	---	---	-----------------

CABOT SCIENCE LIBRARY

CANCELLED

MAY 3 2005

BOOK DUE

3 2044 074 405 770





3 2044 074 405 770